



-  Purpose Built Flat
-  First Floor Position
-  Two Bedrooms

-  Modern Fitted Kitchen
-  Utility
-  No Chain

Price: £169,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Conveniently placed for accessing the amenities of Ainsdale village, this very well presented, purpose built flat is offered for sale with no onward chain and must be viewed to be fully appreciated.

Located to the first floor, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Lounge-Dining Room, modern fitted Kitchen, Utility, double Bedroom, single Bedroom and Shower Room.

The development is set in lawned communal gardens with residents parking to front and rear.

Located a stones throw from the heart of the village, there is easy access to the shops, restaurants, bars and railway station. The dunes, pinewoods, nature reserve and beach offer magnificent walking and off road cycling opportunities.



Ground Floor:

Communal Hall

with staircase to the subject flat on the first floor

First Floor:

Hall

Lounge-Dining Room - 5.51m x 3.66m (18'1" x 12'0")

Kitchen - 3.63m x 2.26m (11'11" x 7'5")

Utility Room - 2.26m x 1.12m (7'5" x 3'8")

Bedroom 1 - 3.81m x 3.81m (12'6" x 12'6")

Bedroom 2 - 3.63m x 1.93m (11'11" x 6'4")

Shower Room - 2.59m x 1.83m (8'6" x 6'0")

Outside: The development is set in lawned communal gardens with residents parking to front and rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: Leasehold for a residue term of 950 years from 13th October 1975 with a ground rent of £40.

Service Charge: The current service charge amounts to £1200 per annum to include buildings insurance, upkeep of the communal areas and gardens.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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First Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



Total area: approx. 69.4 sq. metres (746.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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