



**4 Cambridge Court
Southport, PR9 9PU, £65,000
'Subject to Contract'**

This immaculately presented ground floor retirement flat for the over 55s is perfectly placed for Churchtown Village and regular bus links to Southport Town Centre. Inside, a bright lounge diner flows into a sleek modern shaker kitchenette. There's one generous double bedroom, excellent storage with fitted wardrobes and cupboards, plus a contemporary shower room with WC. The hallway includes a deep storage cupboard with hanging space and shelving. The well-tended communal gardens offer a peaceful setting, and there's off-road parking available on a first-come, first-served basis. And with shops, cafés, bars, and the beautiful Botanic Gardens all close by, it's a lovely blend of comfort and convenience.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance Hall

Entry phone system. Stairs with passenger lift to all floors. Number 4 Cambridge Court is conveniently located to the ground floor, which also provides useful access through to the residents' laundry room.

Ground Floor

Private Entrance Hall

Entrance door, 'Karndean' flooring laid, emergency pull cord system and door opening to a useful built-in storage cupboard housing the immersion heater, with hanging space and shelving. Doors lead to....

Lounge/Diner - 4.42m x 3.33m (14'6" x 10'11" excluding entry door recess)

Upvc double glazed door and window provide access to communal gardens to the rear of the development. Emergency pull cord and night storage heater. Wall light points. Dining area with archway leading to...

Kitchen - 1.7m x 2.16m (5'7" x 7'1")

Arranged in a modern Shaker style with a number of built-in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer, clad splash backs and electric oven with four-ring hob. Space available for freestanding fridge.

'Karndean' flooring continues.

Bedroom 1 - 3.45m x 2.9m (11'4" x 9'6" to rear of wardrobes)

Upvc double glazed window overlooks the rear of the property with fitted wardrobes incorporating flyover storage cupboards. Emergency pull cord.

Shower Room/WC - 2.06m x 1.7m (6'9" x 5'7")

Three-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and corner step-in shower enclosure with electric shower unit. Tiled walls, 'Karndean' flooring and emergency pull cord.

Council Tax

The Council Tax for the property is Sefton MBC Band A.

Tenure

We confirm the tenure of the property is Leasehold for the remaining term of 99 years from 16th March 1984.

Service Charge

We understand that 'Westbridge Facilities Management' supervises the day-to-day running of the development and the current service charge is payable in the region of £1,320 per annum. (*Subject to formal verification.*)

Note

Please note that the property cannot be sublet and that pets are not permitted.

Second Note

Please note this property is age restricted and all potential purchasers must be 55 years or above+



Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 40.5 sq. metres (435.8 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.