






-  Purpose Built Retirement Apartment
-  Located to the Second Floor
-  Two Double Bedrooms

-  Recently Decorated
-  Communal Facilities & Lift
-  NO CHAIN - Must be Viewed to be Appreciated

**Price: £75,000** Subject to Contract

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







NO CHAIN - A bright and spacious second floor retirement apartment with two double bedrooms, conveniently located for access to Churchtown Shopping Village, Hesketh Park and the Town Centre of Southport.

The apartment offers well presented, attractively planned and generously proportioned accommodation with the benefit of a large living room, bright fitted kitchen with window overlooking the gardens and two good sized bedrooms. The development has the benefit of lift access to all floors, upvc double glazing and electric heating with the accommodation briefly comprising 13' Private Hall with storage cupboard, Living Room overlooking the gardens to rear, Fitted Kitchen, two double Bedrooms (both overlooking the communal gardens) and Bathroom with "sit in" bath.

There are an excellent range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge with various organised get-togethers. The sale of the apartments are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the reassurance of alarm units throughout the apartment to call the House Manager or, out of hours, a central care-line centre.





#### **Ground Floor:**

**Communal Entrance:** with video entry-phone system, Manager's Office, Communal Lounge and lift/staircase to all floors.

#### **Second Floor:**

**Private Hall** - 3.99m x 1.4m (13'1" x 4'7") plus door recesses.

**Living Room** - 6.07m x 3.48m (19'11" x 11'5") overall and maximum measurements.

**Kitchen** - 2.69m x 1.8m (8'10" x 5'11")

**Bedroom 1** - 5.36m x 2.64m (17'7" x 8'8") overall and plus door recess, including area housing built in wardrobe.

**Bedroom 2** - 3.2m x 2.81m (10'6" x 9'2") plus door recess.

**Bathroom** - 2.06m x 1.68m (6'9" x 5'6")

#### **Outside:**

The well maintained communal gardens are an outstanding feature of the development and there is residents' parking to the front, subject to availability.

#### **Communal Facilities:**

There are a range of communal facilities within the development including Laundry; Guest Accommodation (subject to availability and booking fee) and a Residents' Lounge. The sale of the apartments are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the reassurance of alarm units throughout the apartment to call the House Manager or, out of hours, a care-line centre.

#### **Council Tax:**

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

#### **Tenure:**

Leasehold for a term of 125 years from 1st August 1998 and an annual ground rent of £718.48.

#### **Service Charge:**

The service charge is understood to be around £5,000 per annum as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

#### **Madingley Court Community**

There are a range of communal activities as part of the Madingley Court community. In the residents lounge, the residents meet for their Craft Club, Gardening Club, Games and TV Evening, as well as Christmas and New Year parties.

#### **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.

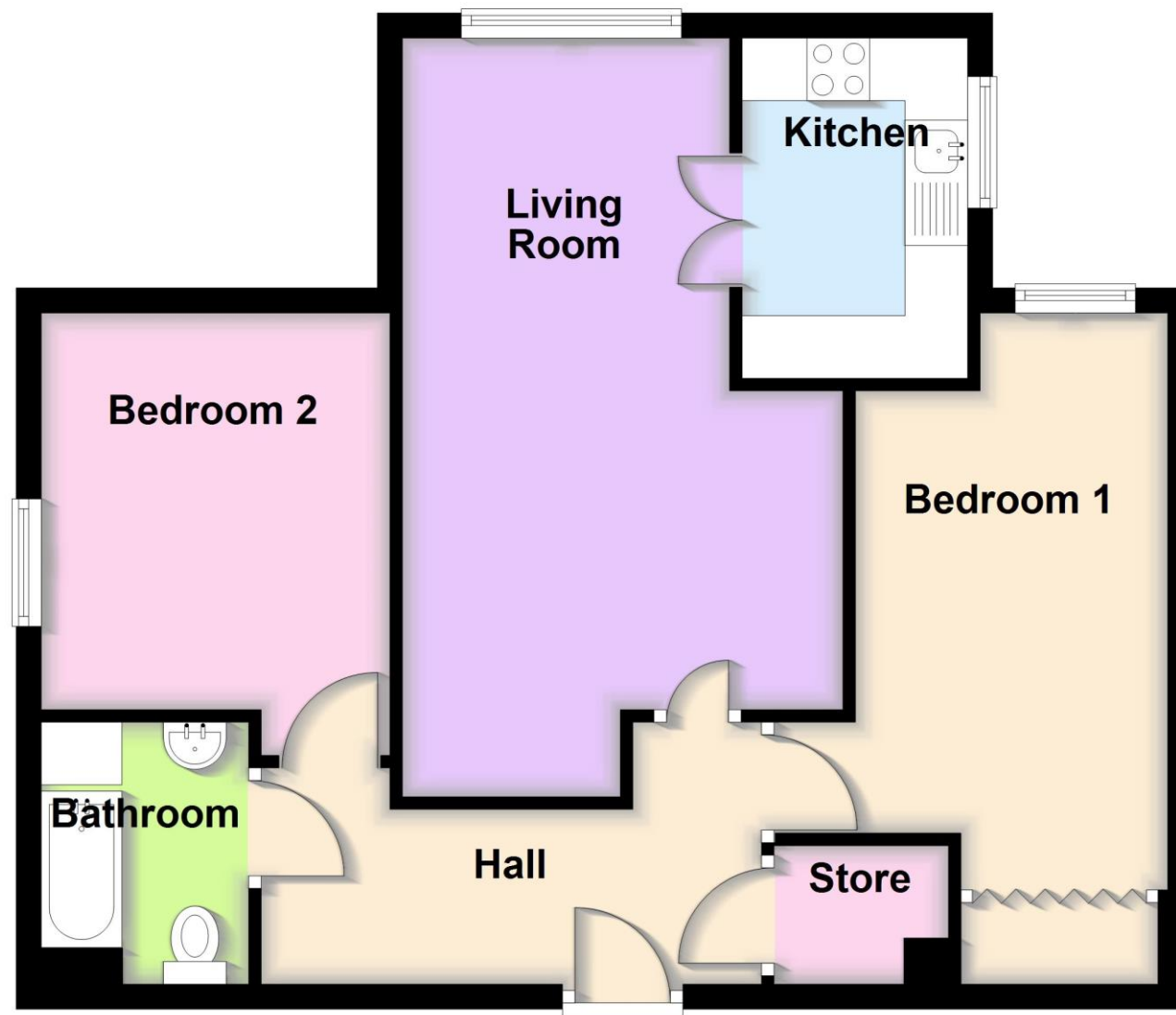
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## Second Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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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