



£225,000  
Subject to contract





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this exceptionally well appointed, purpose built, third floor apartment, forming part of a select development occupying a convenient location for access to the many amenities of the town centre.

In the opinion of the Agents, the apartment offers beautifully presented, attractively proportioned accommodation briefly comprising Private Hall, Open Plan Lounge Dining Room, fitted Kitchen with integrated appliances, two double Bedrooms (the principal with En-Suite Bathroom, and Shower Room. Gas central heating and double glazing are installed.

The communal entrance hall provides access to the apartment by way of either a passenger lift or stairs which also gives direct access to the secure, allocated basement garaging for two cars with electrically operated, remote controlled gate and EV charging point

The development stands in well maintained and attractively landscaped grounds which incorporate visitor parking.



# CHERRY ROAD, AINSDALE, SOUTHPORT PR8 3SF



Total area: approx. 112.3 sq. metres (1208.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	83	84
(69-80)	<b>C</b>		
(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	



**Communal Entrance** with stairs and lift to all floors, including the secure garaging.

### Third Floor:

#### Hall

**Lounge-Dining Room** - 7.21m plus recess x 6.6m plus door recess (23'8" x 21'8")

**Kitchen** - 3.58m x 2.46m (11'9" x 8'1")

**Bedroom 1** - 4.57m x 3.91m (15'0" x 12'10")

**En-Suite Bathroom** - 2.41m x 2.39m (7'11" x 7'10")

**Bedroom 2** - 7.09m overall x 2.46m overall (23'3" x 8'1")

**Shower Room** - 2.46m x 1.7m (8'1" x 5'7")



**Outside:** The development stands in outstanding, established landscaped gardens, the Courtyard incorporating an impressive central water feature and sitting areas. There are visitor parking facilities within the grounds and allocated private secured garaging for two cars (EV point connected) to the basement with access by way of electrically operated, remote controlled gate.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

**Tenure:** Leasehold for the residue of a term of 999 years from 1st January 1997 with zero ground rent. Freehold is owned by Marine Gate Mansions leaseholders.

**Service Charge:** We are informed by the owner that the current service charge (2025) amounts to £2,870.99 per annum as a contribution towards the building insurance premium, window cleaning, lift maintenance, cleaning and lighting of the communal areas, garden maintenance, sinking fund and managing agent's fees.

**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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