



Flat 31, Maplewood, Cambridge Road, Southport PR9 9RJ

£55,000 Subject to Contract

Discover comfortable retirement living in this second-floor apartment within the popular Maplewood development. Offered with no chain delay, this flat provides an independent lifestyle with the convenience of on-site facilities and a desirable location. Step inside to a welcoming private entrance hall, featuring built-in mirrored cupboards for excellent storage. The bright and spacious lounge is a highlight, offering pleasant views over the communal gardens from its UPVC double glazed windows, complemented by an electric, coal-effect fire for cosy evenings. The adjacent kitchen is thoughtfully equipped with a single drainer stainless steel sink, a range of base and wall units, ample working surfaces, a four-ring ceramic hob with cooker hood, and a split-level electric oven, plus space for a fridge/freezer. There is a generously sized double bedroom and a shower room. The main rooms are provided with and an emergency call cord for peace of mind and there is a Site Manager, resident's lounges, laundry room and guest rooms.

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Southport's Estate Agent

Communal Entrance

Video entryphone unit. Resident's Lounge, Garden Room, stairs and lift.

Second Floor

Private Entrance Hall

Built in cupboards with mirrored folding doors, night storage heater. Video entry phone unit and 'Tunstall' emergency call unit.

Lounge - 5.33m x 3.18m (17'6" x 10'5")

Upvc double glazed window overlooking the lovely communal gardens, further upvc double glazed side window. Night storage heater, electric, coal effect fire and surround. Emergency pull cord.

Kitchen - 2.08m x 2.08m (6'10" x 6'10")

Upvc double glazed window with single drainer, stainless steel sink below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob, cooker hood above and split level electric oven, space for fridge/freezer.

Bedroom - 4.34m x 2.69m (14'3" x 8'10")

Upvc double glazed window, night storage heater, recessed, double door wardrobe. Emergency pull cord.

Shower Room - 1.96m x 2.03m (6'5" x 6'8")

Corner entry shower enclosure with Triton electric shower, vanity wash hand basin with cupboards below, low level wc. Part wall tiling, extractor. Electric wall heater. Emergency pull cord

Facilities

'Maplewood' stands in lovely, established communal gardens and there is parking on a 'first come first served' basis.

Facilities at the development include a Site Manager, Resident's Lounge and Garden Room, Laundry Room and Guest Rooms.

Service Charge and Age Restriction.

We are advised that the service charge is due to be £279.16 a month. There is a minimum age restriction in place in this development of 60 years.

Transfer Fee

A transfer fee of 1 1/2% of the sale price is payable to the management agents on the completion of future sales. To be confirmed.

Tenure

Leasehold for 125 years from 1 January 1986 subject to an annual ground rent of £60.00

Council Tax

Sefton Band B

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Mobile Phone

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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