



**To Let**  
**First Floor Retirement Apartment**  
**20 'Maplewood'**  
**79 Cambridge Road, Churchtown,**  
**Southport, PR9 9RJ**



**Rent: £550 pcm including Service Charge**

Excellent 1<sup>st</sup> Floor 1 bed Retirement Apartment (for persons aged 60 years plus) in an attractive setting convenient for local facilities. Whilst the apartment is self contained and private the building has the benefit of communal facilities and activities. Botanic Gardens and Hesketh Park are close by.

**Accommodation**

Communal Entrance Hall with key access (intercom access for guests).  
Stairs and lift to 1<sup>st</sup> floor.  
Corridor to apartment 20.

**Private Hall**

with Video Entry system, coved ceiling, storage cupboards with four mirrored doors, alarm pull cord.

**Rear Lounge**

17'.3" x 10'.3" (5.28m x 3.14m), coved ceiling, alarm pull cord and open archway leading through to:-

**Fitted Kitchen**

6'10" x 6'7" (2.08m x 2.1m) base units of cupboards and drawers, wall units to accord, four plate electric hob, cooker hood, electric oven, free standing fridge, inset stainless steel sink unit with mixer tap, tiled walls, under unit lighting.

**Double Bedroom**

14'.2" x 8'9" (4.33m x 2.7m) built in storage cupboard with folding mirrored doors to recess, electric heater, Upvc double glazed window overlooking the gardens.

**Bathroom**

6'7" x 5'9" (2.01m x 1.75m) with 3 piece suite, alarm pull cord, vanity unit, low level WC, twin grip panelled bath, coved ceiling, part tiled walls, vanity mirror.

The property also has the benefit of:  
New carpets throughout.  
Economy Electric Heating  
Sky aerial system to the lounge area.

**Residents' Facilities**

There is a communal lounge to the ground floor of the development with adjacent kitchen for preparing tea and coffee. There is also a sitting area adjacent to the communal rear garden which has sitting areas. To the first floor there is a Laundry with washing machine and tumble dryer for the use of all residents. Library, two Guest Rooms (subject to availability and separate charge).

There is a Resident Estate Manager within the development and 24 hour support is provided through the alarm pull cords and pendants.

**Parking**

A parking space is available by separate payment arrangement with the Estate Manager.

**Council Tax**

Council Tax Band B - £1,149.31 per annum

**Terms of Entry**

An ingoing tenant has to pay the sum of £60 towards the cost of providing the tenancy documentation and referencing costs. (This is only paid on moving into the property is not payable in advance).

The tenant has to pay £550 by way of advance rental in lieu of the deposit.

The tenant has to pay the first months rent in advance and all rental payments are payable monthly in advance thereafter.

The total required therefore to enter the property is £60 + £550 + £550 = £1,160.00

At the time of leaving the property the tenant does not have to pay the last months rent (as it has been paid as advance rental indicated above).

**Viewing**

By Appointment.

**Contact**

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