

AI ENHANCED
Chris Timney

2 bed retirement property to buy in PR8

Shore Road, Ainsdale, Southport,
Merseyside, PR8 2RB

£105,000

 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.

This retirement flat is situated on the second floor of a purpose built development of shared ownership flats aimed at buyers over 55 years of age. The development is situated in the centre of Ainsdale Village, which has an exciting variety of independent, local shops, cafes, restaurants and the railway station within a short walking distance. The centrally heated and double glazed accommodation briefly includes; a communal entrance hall, stairs and lift to the second floor, private entrance hall, lounge with south facing balcony, dining kitchen, two bedrooms and a shower room. This flat is offered for sale on a 70% shared equity basis and no rent charge is due on the remaining 30%. No chain delay.

Communal Entrance

Entry phone system, stairs and lift to the second floor.

Second Floor

Private Entrance Hall

Entry phone handset, useful storage cupboard.

Lounge - 5.18m x 3.73m (17'0" x 12'3")

Fire surround with electric fire, Upvc double glazed sliding door and side screen leading to a south facing balcony with views over front garden and towards Ainsdale Village.

Dining Kitchen - 3.78m x 2.26m (12'5" x 7'5")

Upvc double glazed windows to front and side. Single drainer sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Plumbing for washing machine.

Utility Room - 1.22m x 1.68m (4'0" x 5'6")

Upvc double glazed window, 'Worcester' gas central heating boiler. Airing cupboard with water cylinder.

Bedroom 1 - 3.76m x 3.76m (12'4" x 12'4")

Upvc double glazed window.

Bedroom 2 - 3.76m x 2.18m (12'4" x 7'2")

Upvc double glazed window.

Shower Room - 2.44m x 2.11m (8'0" x 6'11")

Shower enclosure with thermostatic shower, pedestal wash hand basin, low level Wc. Upvc double glazed window.

Outside

Communal gardens to front and rear. Car parking is available on a first come first serve basis.

Service Charge

We understand that the current service charge is £186.73 per month from the 1st April 2026. This is a development of shared ownership, retirement flats with a minimum age of 55 years but all owners need to be retired. This flat represents a 70% shared ownership and there is no rent charge on the remaining 30%.

Council Tax

Sefton MBC band C

Tenure

Leasehold for the term of 99 years from and including 10 September 2014.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 87

Annual Service Charge Amount: £2,241.00

Service Charge Review Period: Year

Shared Ownership Percentage: 70

Price: Starting Bid £105,000

Property Type: Retirement property

Parking: Residents

Year built: 2014

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Shore Road, Ainsdale, Southport, Merseyside, PR8 2RB

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

