

## Charlotte Court, Mill Road, Ainsdale Village, Southport, Merseyside. £950.00



### KEY FEATURES:

- One Bedroom Apartment • Over 60,s Retirement Property • Communal Gardens • Onsite dedicated House Manager • Modern Feel Throughout • Shower Room • EPC Rating B • Council Tax Band C •

#### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



#### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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## Property Description

Anthony James are pleased to bring to the rental market this one-bedroom modern retirement flat exclusively for the over 60s, with communal lounge and concierge. There is also a guest suite for guests that visit. Located on Mill Road, Southport, the flat is conveniently situated near local amenities and transport links. Situated on the first floor with lift access, this well-presented property features an inviting entrance hall leading to a spacious lounge/dining room. The contemporary fitted kitchen is designed with modern appliances and ample storage. The double bedroom includes a walk in wardrobe, providing plenty of storage space. The family bathroom is equipped with a double shower, offering both style and practicality. Additionally, the flat boasts a useful utility room, ideal for extra storage or laundry needs.

## Rooms

### Entrance Hall

Entry phone system, a double storage cupboard, a single storage cupboard.

### Living Room/Dining Area

Overlooking the front of the building, with patio doors, doors into the....

### Kitchen

Fitted kitchen with modern appliances, a range of wall and base units, with matching worktops and a window to the side.

### Shower Room

With a double walk in shower, vanity unit sink and w.c

### Bedroom

Double bedroom with walk in wardrobe.

### Additional Information

Minimum Tenancy is 12 months. EPC B Council tax band C All of the independent retirement living apartments we offer have a dedicated on-site House Manager to deal with any day-to-day matters or concerns. In addition, the friendly House Managers arrange a wide range of events to ensure that all residents have the opportunity to get involved in their community and enjoy retirement living to the full. Please take note of the following important information: The development is an Independent Living Retirement development and all applicants should consider the following:

- All tenants must be aged 60 years or older
- Do they require assisted living/do they have a carer?
- Do they have a walking aid?
- Do they have a mobility scooter?
- Do they drive a car?
- The development is a non-smoking site
- Pets will be accepted in some properties, please refer to Agent for confirmation
- Contract is subject to an introduction/get to know you meeting with the house manager. The landlord collects all Funds and rent. We reserve the right to charge the following minimum charges. Please note that a fee will be charged for any appointment(s) not kept by the Tenant. The fee will be dependent on the costs incurred as a result of any appointment not being kept. The below charges are applicable to tenants entering into an assured shorthold tenancy in England only, from 1 June 2019: Bank Related Charges Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. This will not be levied



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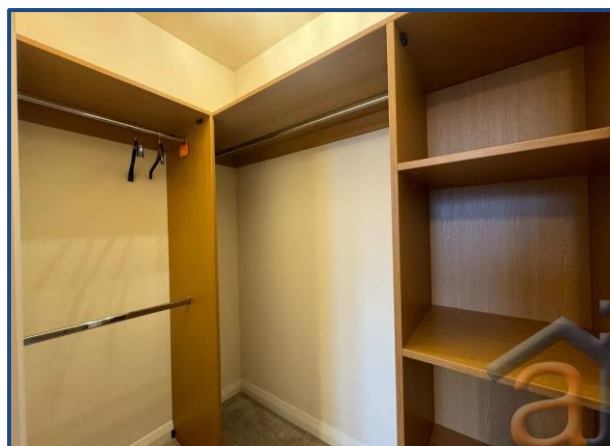
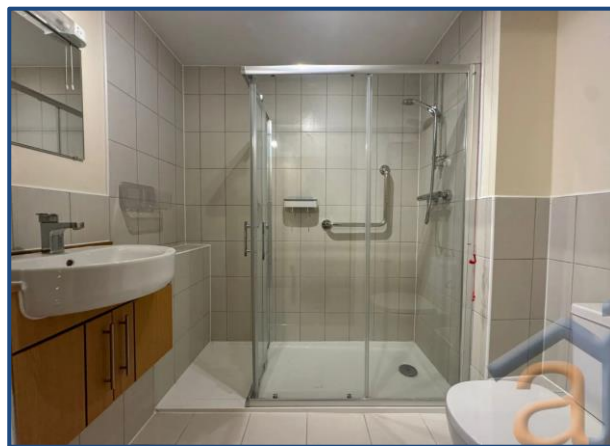
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until the rent is more than 14 days in arrears. Lost keys Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (incl. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of contract £50 (incl. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of sharer £50 (incl. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early termination of tenancy Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. **YOUR HOLDING DEPOSIT EXPLAINED** The tenancy application Thank you for applying to rent a property from one of our Landlords. Before your application can be fully considered, you may need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. This document explains what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing this or indeed any other document which we might request you to sign. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period as might be agreed. In the present case, it has been agreed that the relevant period will be extended to the number of days shown below, from when we receive your holding deposit. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by us. Also, if during that period you unreasonably delay in responding to any reasonable request made by us, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by Touchstone. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.



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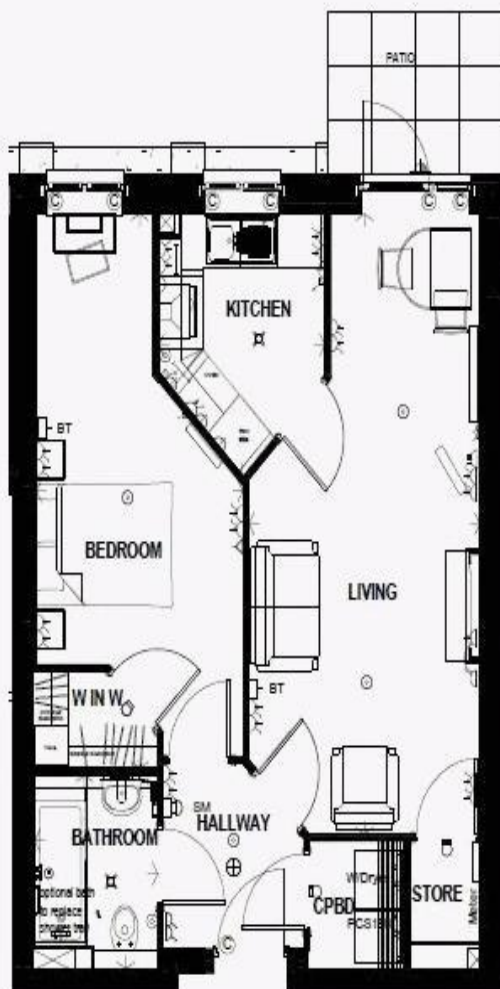
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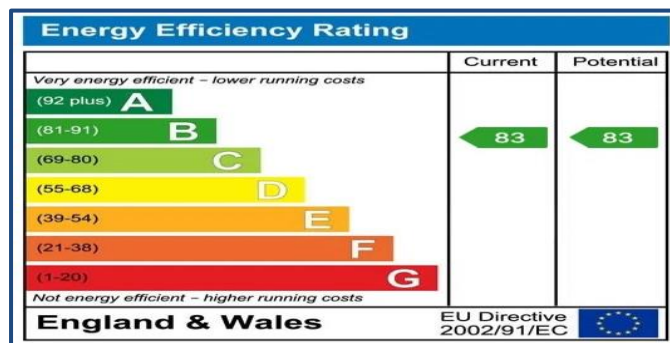
- Private patio lighting
- 4 Lamp spotlight
- Pelmet Light fitting
- Ceiling light - pendant
- Batten Lampholder
- Bathroom strip light/shaver socket
- Double switch socket outlet
- Double switch socket outlet (kitchen)
- Cooker control with switch
- Single socket with switched fuse spur
- Television aerial/satellite socket
- Socket for optional fireplace with remote switch
- Telephone outlet
- Speech module/security panel
- Optical smoke detector/sounder
- Emergency pull chord
- Fan heater
- Convector heater
- Panel Heater
- TRS FRG FZR Tray space, fridge & freezer positions
- Heated towel rail
- Thermostatic shower valve, with flexible hose & sliding shower rail
- Alarm Contacts
- Double Fused Spur

## Additional Information

EPC: B

Council Tax Band: C

Tenure:



Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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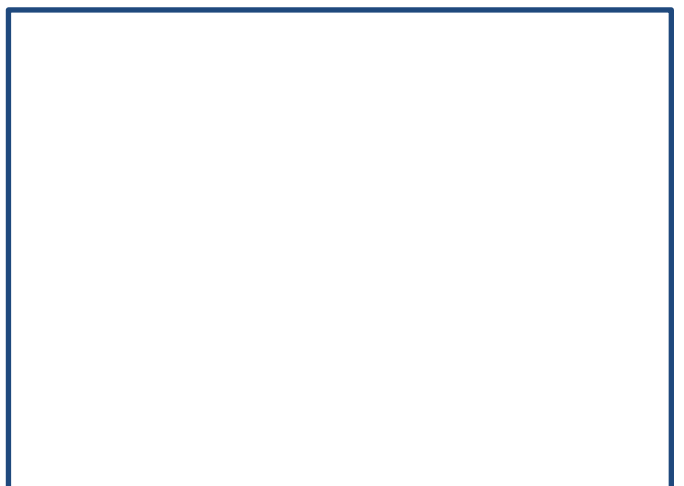
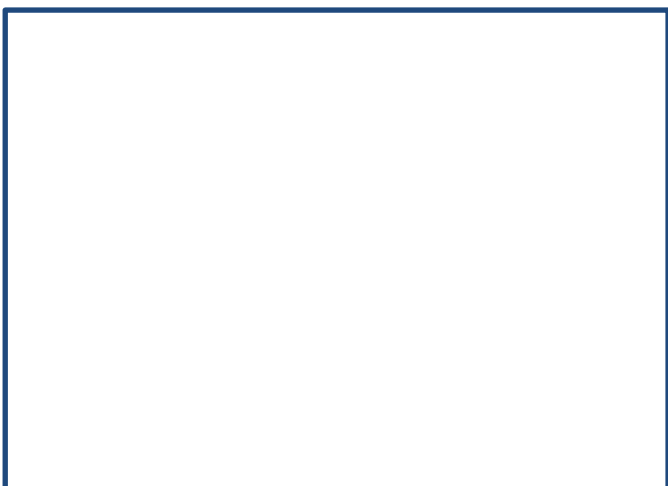
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