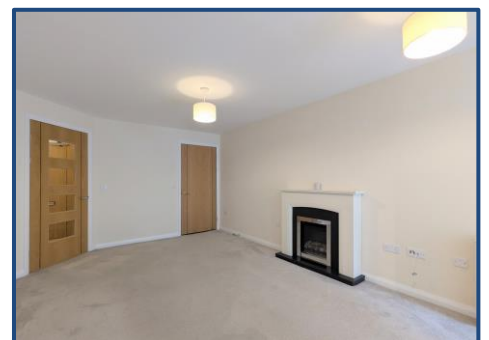
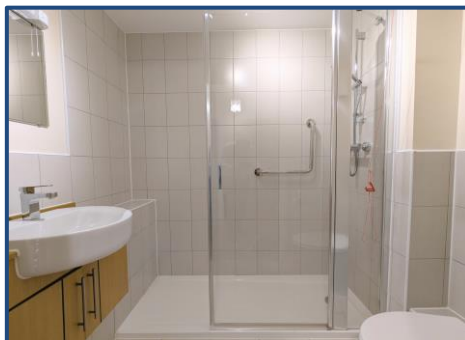


## TO LET - Charlotte Court, Mill Road, Ainsdale Village - ONE BEDROOM GROUND FLOOR APT **£950.00PCM**



### KEY FEATURES:

- One Bedroom Apartment • Over 60's Retirement Property • Communal Gardens • Ground Floor Apartment • Onsite dedicated House Manager • Modern Feel Throughout • Shower Room • EPC Rating B •

#### 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



**The Property  
Ombudsman**

## Property Description

Anthony James is delighted to present this modern ground floor one-bedroom retirement apartment, exclusively available to those aged 60 and over. Located on Mill Road, Southport, the property enjoys a convenient position close to local amenities and excellent transport links. Residents benefit from access to a welcoming communal lounge, on-site concierge, and a guest suite for visiting friends and family. This well-maintained apartment offers easy ground-floor access and comprises a spacious entrance hall leading to a generous lounge/dining area, complete with patio doors that open onto a charming flagged patio—perfect for enjoying a quiet moment outdoors.

The contemporary kitchen is fitted with modern appliances and provides ample storage, while the double bedroom includes a walk-in wardrobe for additional convenience. The stylish bathroom features a large double shower, combining comfort with practicality. A separate utility cupboard offers further storage or laundry space.

Additional features include electric heating throughout, UPVC double glazing, and the reassurance that the property is managed directly by the landlord.



## Rooms

### Entrance Hall

Entry phone system, a double storage cupboard

### Living Room/Dining Area

Overlooking the front of the building, with patio doors opening onto the patio space

### 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

Large room with space for double bed, walk in wardrobe



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## Property Management

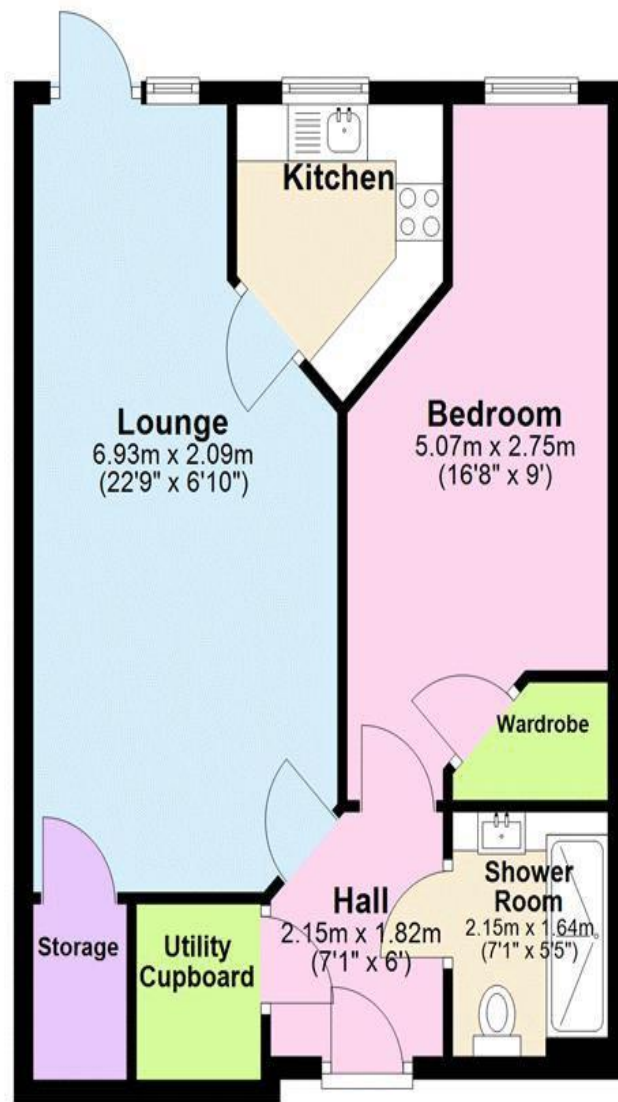
T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**

## Ground Floor



### Additional Information

EPC:

Council Tax Band:

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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naea | propertymark

PROTECTED

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arla | propertymark

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