



**The Sailings Retirement Development, Alexandra Road,
Southport, Merseyside. PR9 9AU**

£339,950 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are delighted to present to the market this stunning THREE bedroom penthouse apartment. The Sailings is a collection of 55 one, two and three bedroom retirement apartments. Enjoy the privacy of your own peaceful apartment, spend a relaxing afternoon in the table service restaurant, stroll around the landscaped gardens, relax in the Homeowners lounge or coffee lounge. There is also an active studio, hairdressing salon and therapy suite. VIEWING STRICTLY BY APPOINTMENT ONLY.

All apartments are LEASEHOLD with a lease of 125 years from: 1st January 2019 and have a Service and Well-being charge. Tailored personal care packages are available at an additional cost.

Adlington Retirement Living (ARL) is the developer and operator of the The Sailings. ARL are members of the Associated Retirement Community Operators and follow the ARCO Consumer Code.

A Building Reserve Fund contribution and Administration fee are payable on resale of the property.

FEATURES

- THREE BEDROOM PENTHOUSE APARTMENT
- SPACIOUS ENTERTAINING ROOM WITH DINING AREA
- KITCHEN WITH INTEGRATED APPLIANCES
- LUXURY EN-SUITE WET ROOM & SPACIOUS BATHROOM
- SPACIOUS BALCONY
- 10 YEAR NHBC WARRANTY
- TAILORED PERSONAL CARE PACKAGES AVAILABLE
- 24/7 ON-SITE SUPPORT TEAM 365 DAYS A YEAR
- TABLE SERVICE RESTAURANT
- ACTIVITIES STUDIO, HAIRDRESSING SALON & THERAPY SUITE
- TWO LIFTS TO ALL FLOORS
- LANDSCAPED COMMUNAL GARDENS
- RESIDENTS PARKING
- CLOSE TO TOWN CENTRE



ROOM DESCRIPTIONS

Communal Entrance

Twenty four hour management and office; lift and staircase to all floors.

Private Entrance Hallway

Large storage cupboard.

Spacious Entertaining Room with Dining Area

15' 8" x 27' 5" (4.78m x 8.36m) U.P.V.C. framed double glazed window to rear; sloping ceiling fitted with U.P.V.C. framed double glazed Velux window; U.P.V.C. framed double glazed French door to 'L' shaped balcony; feature fireplace fitted with electric fire.

Kitchen with Integrated Appliances

6' 11" x 14' 0" (2.11m x 4.27m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl stainless steel inset sink with mixer tap; electric oven and integrated microwave in housing unit; ceramic hob with cooker hood above; integrated refrigerator/freezer; integrated slimline dishwasher; U.P.V.C. framed double glazed; U.P.V.C. framed double glazed French door to 'L' shaped Balcony.

Utility Room

6' 2" x 5' 8" (1.88m x 1.73m) Plumbing for automatic washing machine; space for tumble dryer; hot water cylinder.

Master Bedroom

11' 10" x 19' 0" into door recess (3.61m x 5.79m) U.P.V.C. framed, double glazed, double opening French doors to 'L' shaped balcony; two built in wardrobes with double opening doors.

En-Suite Wet Room with W.C.

6' 1" x 8' 3" (1.85m x 2.51m) Suite comprising of mains shower; pedestal wash hand basin; low level W.C. with concealed cistern; chrome ladder style radiator; mirrored toiletries cabinet; tiled walls.

Bedroom No. 2

9' 6" x 13' 11" (2.90m x 4.24m) U.P.V.C. framed double glazed window.

Bedroom No. 3/Study

8' 8" x 14' 0" (2.64m x 4.27m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed French door to 'L' shaped balcony.

Main Bathroom with W.C.

6' 1" x 8' 2" (1.85m x 2.49m) Suite comprising of a pear style bath with shower screen and mixer tap with shower attachment; pedestal wash hand basin; low level W.C. with concealed cistern; mirrored toiletries cabinet; tiled walls.

Communal Facilities

Communal lounge, table service restaurant, therapy suite and hair salon.

Communal Gardens & Residents Parking

PLEASE NOTE

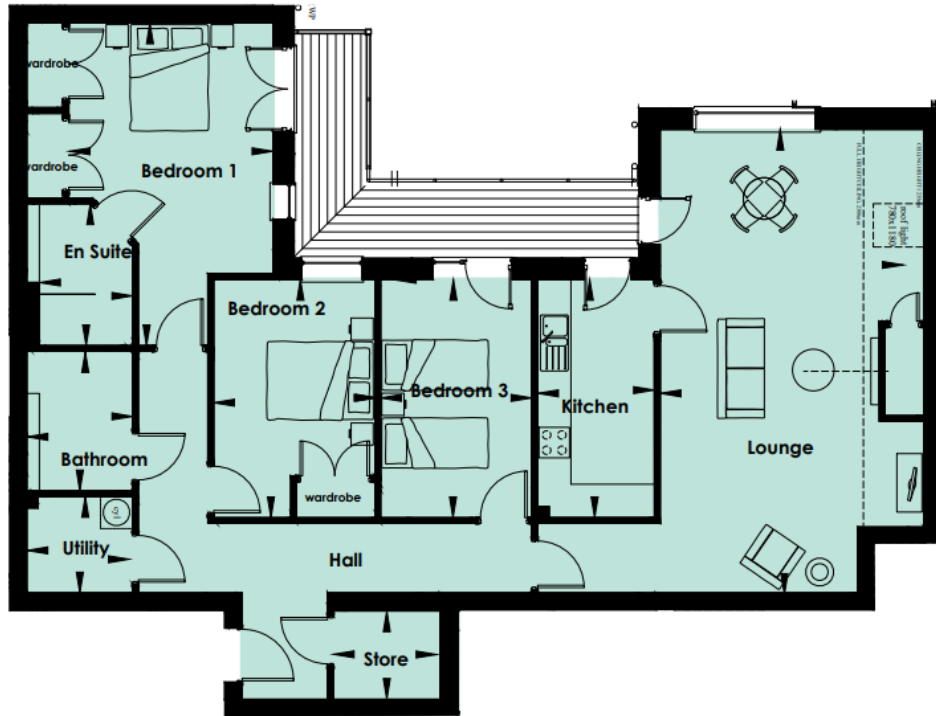
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Not to scale

ADLINGTON
SOUTHPORT

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections or reduced ceiling height into these. Please ask your Sales Advisor for specific details.

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