



Regal Court, Ainsdale,
PR8 3BU

OFFERS OVER
£190,000

SM

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ESTATE AGENT

A particularly spacious and well-presented FIRST FLOOR APARTMENT within the sought-after Regal Court development, just a short walk from Ainsdale Village. Offering generous proportions throughout, a LARGE LOUNGE/DINER, and a MAIN BEDROOM with DRESSING AREA and EN-SUITE, this is a property that stands out for both space and layout, further enhanced by the rare addition of LOFT STORAGE, all set within attractive, well-maintained communal grounds with resident parking and a strong sense of community.

Accessed via a secure communal entrance, the apartment opens into a central HALLWAY with useful built-in storage, providing a practical and well-balanced layout. To the left, the LOUNGE/DINER is an excellent size, comfortably accommodating both seating and dining areas. The adjacent KITCHEN is fitted with a range of traditional cabinetry and integrated appliances, offering a functional and well-arranged workspace.

The accommodation continues with two well-proportioned bedrooms. BEDROOM ONE is a particularly strong feature, incorporating a dedicated DRESSING AREA leading through to an EN-SUITE SHOWER ROOM. BEDROOM TWO is also a comfortable double, ideal for guests or use as a study. A separate BATHROOM serves the remainder of the apartment, fitted with a three-piece suite.

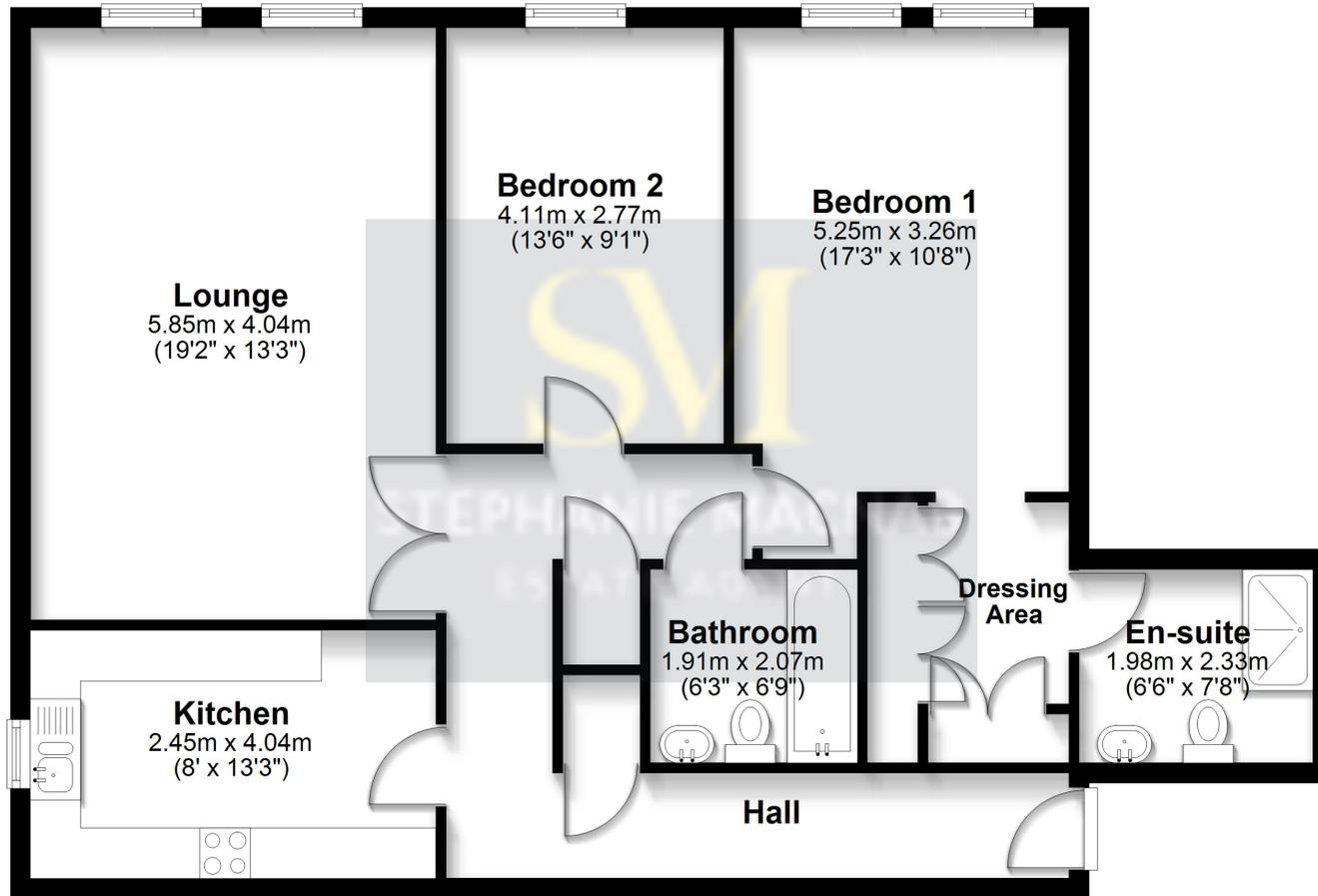
Externally, the development benefits from well-kept COMMUNAL GARDENS and a RESIDENTS PARKING area to the rear, with additional on-street parking available. Regal Court is a self-managed development, known locally for its well-maintained environment and convenient positioning close to shops, transport links and the coastline. Offered with NO ONWARD CHAIN, this represents a straightforward purchase opportunity.





First Floor Apartment

Approx. 91.4 sq. metres (983.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	