



**Flat 71, Mill House Lodge
Liverpool Road, PR8 3BH, £70,000
'Subject to Contract'**

An early internal inspection is strongly recommended of this well presented third floor retirement apartment which is conveniently located for access to Ainsdale Shopping Village. The apartment occupies a particularly favorable position overlooking the communal gardens. The accommodation comprises Hall, Lounge opening to modern style Kitchen, double Bedroom and Shower Room/Wc. There is a range of communal facilities within the development. The sale of the apartments is specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the Resident House Manager or, out of hours, a central care-line centre. Mill House Lodge is located on Liverpool Road, within easy walking distance of the many shops and amenities of Ainsdale village, along with the railway station on the Southport to Liverpool line.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Audio entrance access with passenger lift and stairs to all floors, the facilities include house managers office, communal lounge and kitchen, laundry and access to communal gardens.

Third Floor

Private Entrance Hall

With entry phone system, wall light points and useful built in cupboard housing meters and hanging space. Emergency pull cord system and inner door leading to..

Lounge/ Diner - 5.38m x 2.95m (17'8" x 9'8")

Upvc double glazed window overlooks communal gardens at the rear, night storage heater and emergency pull cord with two wall light points, ceiling fan and light. Open plan leading to....

Kitchen - 1.63m x 2.08m (5'4" x 6'10" overall measurements)

Modern cream shaker style kitchen arranged with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Part wall tiling, Karndean flooring and appliances which include electric oven, built in microwave to the base unit and four ring ceramic hob with funnel style extractor hood above.

Bedroom 1 - 4.04m x 2.74m (13'3" x 9'0")

Upvc double glazed window overlooks communal gardens at the rear, built in wardrobe with further fitted cupboards and flyover storage with bedside cabinets and drawers. Night storage heater.

Shower Room/WC - 1.68m x 2.34m (5'6" x 7'8" into shower recess)

Three-piece suite comprising low level WC, vanity wash hand basin with cupboards below and step in shower enclosure with shower screen, electric shower, tiled walls. Emergency pull cord, electric wall heater and loft access.

Outside

Communal gardens. Residents parking.

Council Tax

Sefton MBC band A.

Maintenance

The service charge is understood to be around £1,065.98 paid half yearly and as a contribution towards the building's insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

Tenure

Leasehold for 999 years from 1 December 1985 subject to a Ground Rent payable of £100.00 per half year to the Compton Group. (Subject to Formal Verification)



Third Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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