

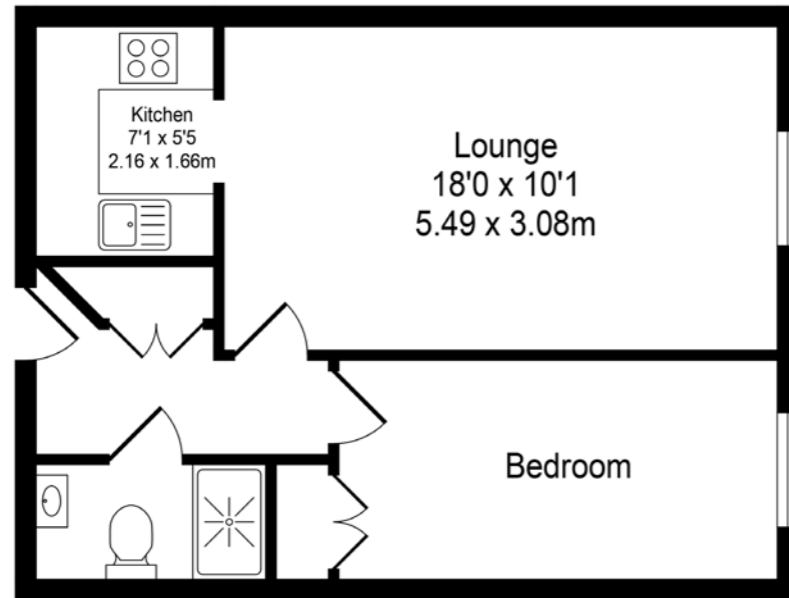


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 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 405 Sq.ft. (37.63 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 405 Sq.Ft (37.63 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from 1985
 Years Remaining on Lease: 960 years
 Ground Rent: £100 every 6 months
 Service Charge: £2,131.96 per annum
 Council Tax Band: A
 Details Prepared: 15/04/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to present this one bedroom ground floor apartment, located in the popular Millhouse Lodge residential housing development in Ainsdale.

With lift access, communal lounge, separate laundry room and guest facilities, along with attractive communal gardens and resident and visitor parking, this well-proportioned retirement apartment is designed for independent living and is located in the heart of Ainsdale Village.

The apartment is just a short distance from its many shops, cafes, restaurants and is also ideally placed for transport and commuter links, with a local bus stop outside and the rail station just a short distance away.

Offered with no onward chain and vacant possession, this property briefly comprises entrance hall, modern family bathroom with walk-in shower, WC and vanity wash hand basin, storage cupboard, good-sized double bedroom with integrated wardrobes, self-contained kitchen and well-proportioned main lounge, centred around a feature fireplace and enjoying pleasant views over the communal gardens.

With a full time house manager present on site, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Ground Floor Apartment
- One Bedroom
- Circa 405 Square Feet
- Self-Contained Kitchen
- Communal Lounge, Separate Laundry Room & Guest Facilities
- Pleasant Views Over Communal Gardens
- No Onward Chain
- Vacant Possession



