

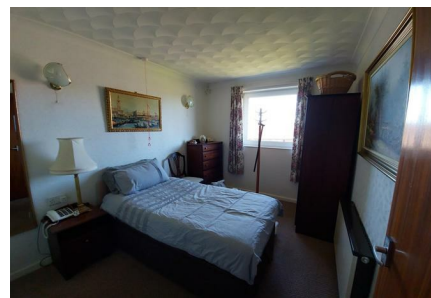


## Cockshott Peck Lewis Solicitors & Estate Agents



**64 Millhouse Lodge, Liverpool Road, Ainsdale, PR8 3BH**

**£64,950 Subject to Contract**



**ESTATE AGENT** Joan Kinniburgh

24 Houghton Street, Southport PR9 0PA Tel: 01704 534034 Fax: 01704 540570

**ALSO AT:**

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\*Member of the Law Society's Family Law Panel \*\*Member of the Society of Trust and Estate Practitioners \*\*\*Member of Solicitors for the Elderly  
CPL Properties is a trading name of Cockshott Peck Lewis Limited. Co.registered in England and Wales No. 8100189

We are pleased to offer for sale a retirement apartment located to the second floor and conveniently situated for access to Ainsdale village and all the local amenities. The development benefits from an onsite House Manager and all residents must be a minimum age of 60 years of age. The accommodation benefits from storage heaters, double glazing and pull cord alarms. The accommodation comprises of:- Communal entrance with telephone security system and House Manager's office, stairs and lift to all floors, personal entrance door to apartment, hallway, lounge, fitted kitchen, bedroom and shower room/wc. There are communal gardens with resident car parking (subject to availability) laundry room, house manager and residents lounge. NO CHAIN. Service Charge to be confirmed. Ground rent is £200 per annum. 999 year lease from 1985.

Front of development

Resident and visitor car park (subject to availability)

Communal entrance

Communal entrance with security entry system, house managers office, stairs and lifts to all floors, personal front door to..

Hallway

Coved ceiling, built-in cupboard with hot water cylinder.

Lounge

15'8 x 9'9 (4.78m x 2.97m)  
Double glazed window, wall light points, storage heater, coved and textured ceiling, arch to..

Kitchen

6'10 x 5'3 (2.08m x 1.60m)  
Modern base,drawer and wall units, electric cooker with extractor hood,, single drainer sink unit with

mixer tap,fridge/freezer, tiled walls, double glazed window.

Bedroom

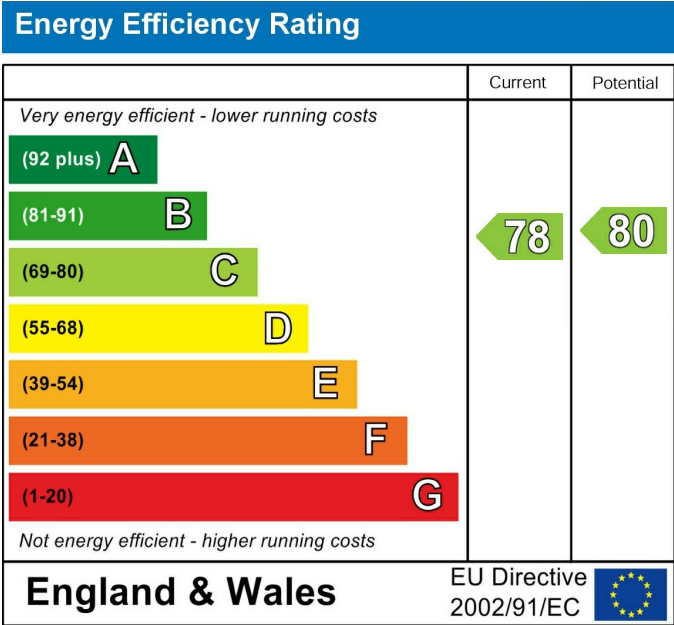
11'1 x 8'10 (3.38m x 2.69m)  
Double glazed window, electric storage heater, built-in wardrobes, coved ceiling.

Shower room

Fitted with shower cubicle, wash hand basin set in vanity unit, low level wc, wall mounted heater, tiling to walls.

Service charge

The apartment benefits from alarm pull cords in all rooms, lovely communal gardens, resident car park(subject to availability and charge) house manager, laundry room and resident communal lounge. Service charge to be confirmed. Ground rent £200 per annum. 999 year lease from 1985. Service Charge is currently £1302.66 per annum.



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