



# 009 Millans Court

Ambleside, LA22 9BW

Price £165,000

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## Ambleside

Millans Court is conveniently situated just off the centre of this popular Lakeland town. Where there is a good range of amenities, shops, restaurants, churches and a library, which are close at hand.

009 is a desirable two bedroom ground floor apartment with an attractive view towards Wansfell Pike, making the ideal retirement home. The property benefits from direct access to the courtyard from a door directly opposite its own private front door.

Millans Court was developed by Pilkingtons with security and comfort in mind in the late 1980's. This highly desirable apartment is situated on the ground floor. It has Economy 7 central heating, double glazing, and is well insulated providing a comfortable and easy to run home. The apartment is well positioned on a retirement development which is well run and enjoys the services of a guest suite, resident's lounge, laundry facilities and resident manager.

An opportunity to acquire a comfortable, secure and easily managed retirement home in the centre of the Lake District National Park.



## Accommodation

Private entrance leading into hallway with intercom, emergency call system and useful cloaks area. Cupboard with shelving. Leading through to:

## Living/Dining Room

11'3 x 10'1 (3.4m x 3.1m)/7'10 x 7' (2.4m x 2.1m)

Dining room is semi-open plan with the sitting room, enjoying an attractive view towards Wansfell Pike. TV, telephone points and night storage heater. Useful storage cupboard.



## Kitchen

7'10 x 6'2 (2.4m x 1.9m)

Selection of wall and base units with stainless steel sink unit and mixer tap, recently installed four ring induction hob and electric oven with extractor hood. Part wall tiled.



## Bedroom One

11'3 x 8'6 (3.4m x 2.6m)

A good sized double bedroom with an excellent selection of fitted wardrobes and a dresser. Night storage heater, TV and telephone point. View towards Wansfell Pike.



## Bedroom Two

11'4 x 6'7 (3.4m x 2.0m)

Spacious single room with views towards Wansfell Pike. Electric wall heater.



## Bathroom

A three piece suite comprising of panelled bath with Mira electric shower over, vanity wash hand basin and WC. Majority wall tiled with extractor, electric light/shaver point and electric wall heater.



## Outside

The development benefits from a delightful communal garden and courtyard area for the enjoyment of all residents of Millans Court, together with parking spaces which are unallocated.

## Services

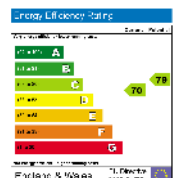
Mains water, electric and drainage. Hot water temperature taps.

## Tenure

Leasehold for an original term of 150 years from 1987. There is a monthly service charge which covers the upkeep of the development including the insurance of the whole building, day to day repairs, window cleaning, internal decorations of the common parts together with the services of the resident house manager. The current service charge for apartment 009 is approximately £208.00 per month. An additional Sinking fund is also levied to cover maintenance and repair, payment of which can be deferred until the property is sold in the future. This is levied and payable per annum at 0.89% of the current purchase price.

## Council Tax Band

C





**GROSS INTERNAL  
FLOOR AREA 509 SQ FT**

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

