



105 Millans Court

Ambleside LA22 9BW

Guide Price £110,000

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105 Millans Court is an excellent one bedroom first floor apartment, within this highly popular residential development designed for over 55's. Millans Court was developed by Pilkingtons with security and comfort in mind in the late 1980's. 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 managed well and enjoys the services of a guest suite, resident's lounge, laundry facilities and resident manager, plus an attractive communal garden. An opportunity to acquire a comfortable, secure and easily managed retirement home although in need of some refurbishment.

Conveniently situated just off the centre of this popular Lakeland town. Close at hand is an excellent range of amenities including shops, restaurants, churches, doctors and library etc. With an abundance of fell and country walks from the door step.



Accommodation

Front door leading to 'L' shaped entrance hall with wall heater, cupboard housing water cylinder and entry phone system and alarm panel.

Open Plan Dining Room

With useful separate storage cupboard.



Outside

Shared garden and courtyard areas for enjoyment of residents of Millans Court, together with parking spaces which are unallocated.

Tenure

Leasehold for an original term of 150 years from 1987. There is a monthly management charge to the owners to cover 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 105 is approximately £209.60 per month. In addition a sinking fund payment is levied annually based on the purchase price: this can be paid annually or at the point of any future sales.

Council Tax Band

B

Services

Mains electric, water and drainage.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

What3words///sinkhole.combines.menswear

Kitchen

A selection of cream wall and base units with worktop, integrated electric cooker with hob, extractor, part tiled and stainless steel sink unit with mixer tap. Wall shelves.

Lounge

A spacious light and airy south facing room with a double glazed window, TV and telephone point, warden alarm pull cord and night storage heater.



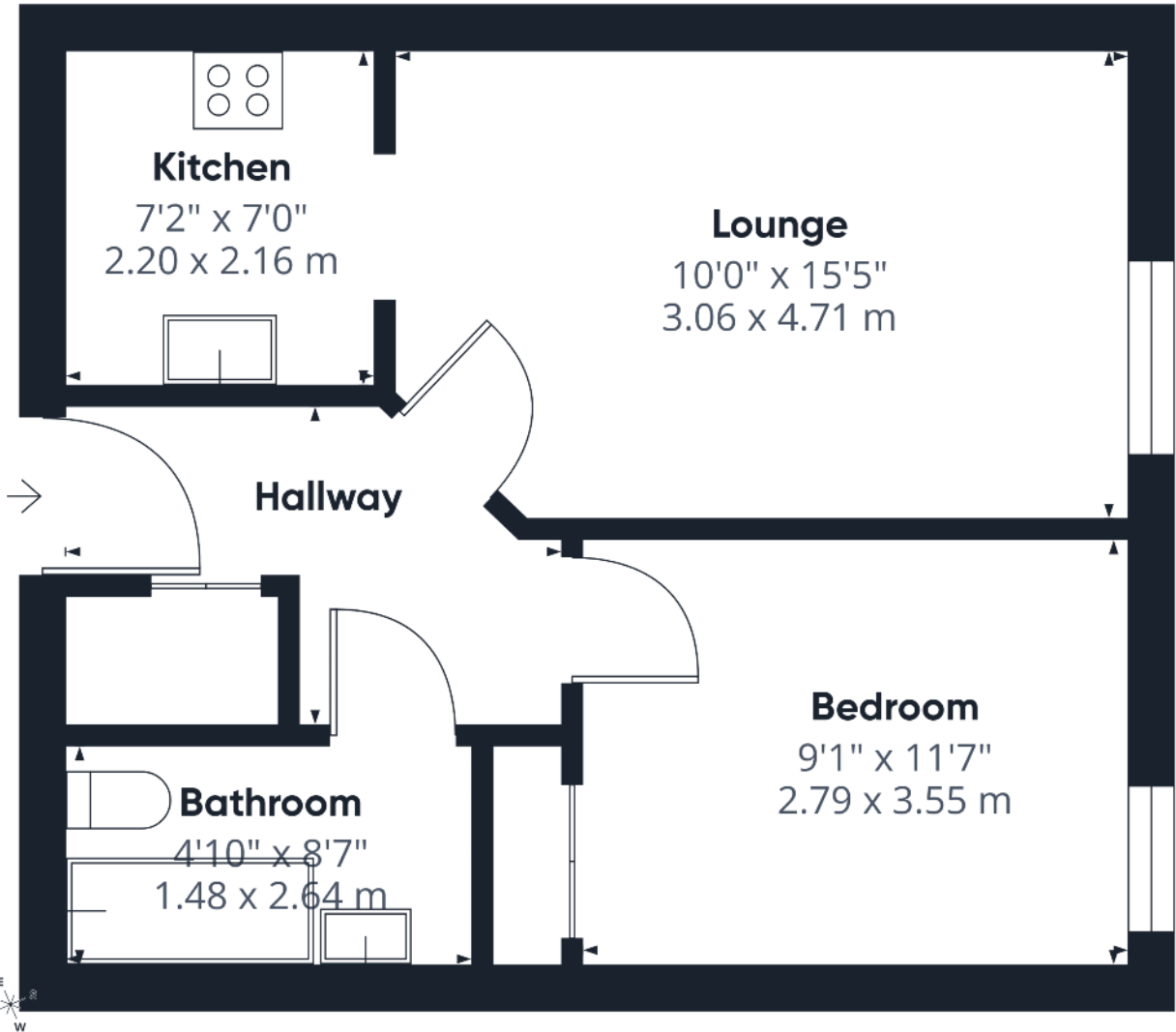
Bedroom One

Generously proportioned room with built in wardrobe, warden pull cord and night storage heater. South facing aspect.

Bathroom

Three piece coloured suite comprising of panelled bath with Mira shower over, WC in wall unit and wash hand basin. Tall slimline storage, mirror/electric shaver point and electric wall heater. Extractor and majority tiled walls.





Approximate total area⁽¹⁾
429 ft²
39.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.