



111 Millions Court

Ambleside LA22 9BW

Guide Price £190,000

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Millans Court was developed by Pilkingtons in the late 1980's with security and comfort in mind for people to live independently in retirement. This highly desirable apartment has Economy 7 heating, double glazing and is well insulated providing a comfortable home.

A well run development enjoying 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.

Millans Court is conveniently situated in Millans Park, a popular residential area with an excellent combination of holiday/weekend retreats and main residences. Millans Court is designed for those specifically aged 55 and over for main residences only.

Ideally located only a short level walk to the wide variety of amenities the town has to offer including shops, cafés, post office, public houses, churches and primary school. With an abundance of endless fell and country walks from the door step.

A well presented and desirable first floor two bedroom apartment with private balcony and lovely views towards Wansfell Pike, making the ideal retirement home. The property has been improved in recent years with the installation of an excellent new white three piece suite and benefitting from redecoration throughout.



Accommodation

Private entrance leading into hallway with intercom, emergency call system and useful airing cupboard housing the cylinder with shelving. Leading through to:

Living/Dining Room

Dining room offers a semi open plan living room, with sliding balcony doors enjoying an beautiful view towards Wansfell Pike and Red Screes. TV and telephone points. Night storage heater and useful storage cupboard with shelves.



Kitchen

Attractive contemporary selection of wall and base units with stainless steel sink unit, mixer tap and four ring electric hob. Potential to create a space for an oven. Part wall tiled.

Bedroom One

Well presented double bedroom with an excellent selection of fitted wardrobes and drawers. Night storage heater. Superb view towards Wansfell Pike.



Bedroom Two

Attractive spacious single/hobby room with fitted dresser and electric wall heater with lovely view towards Wansfell Pike.

Shower Room

Excellent and recently installed three piece suite comprising of corner shower cubicle, vanity wash hand basin and WC. Fully wall and floor tiled. With extractor, light/shaver point, illuminated mirror 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 un allocated.



Services

Mains water, electric and drainage.

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 111 is approximately £274.23 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:

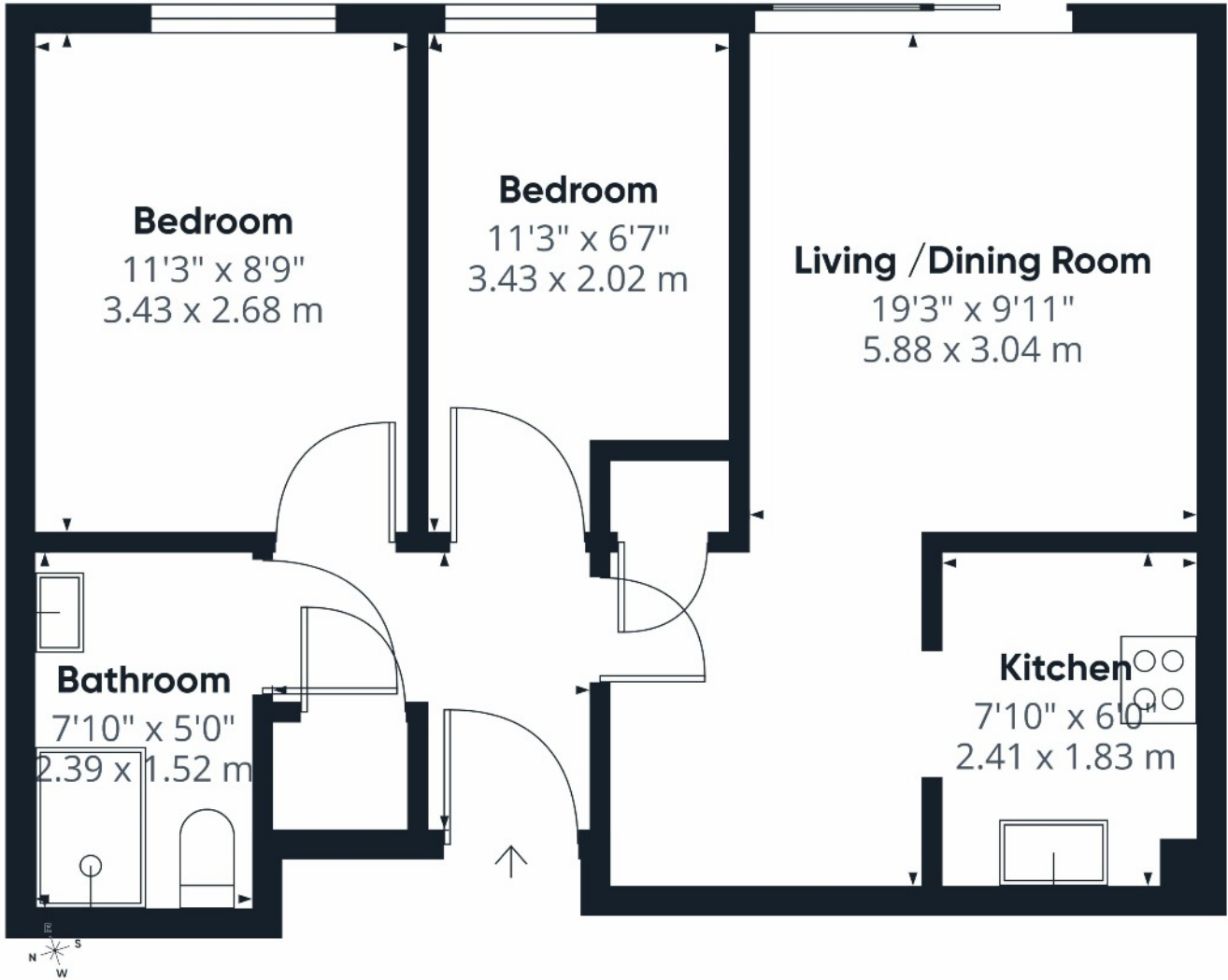
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What3words [///flagpole.surviving.crunches](https://www.what3words.com/flagpole.surviving.crunches)

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_checker/broadband_checker.htm)





Approximate total area⁽¹⁾
476 ft²
44.2 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	84 B	87 B
69-80	C		
55-68	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.