



206 Millans Court

Ambleside, LA22 9BW

Guide Price £125,000

206 Millans Court

Ambleside

206 Millans Court is an excellent one bedroom second 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.

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

Private entrance leading into:

Hallway

With telephone door entry system, warden alarm and airing cupboard housing the hot water cylinder. Loft hatch which could provide useful storage facility. Leading through to:

Sitting Room

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



Kitchen

A selection of wall and base units with stainless steel sink unit and mixer tap. Part wall tiled with extractor, warden alarm pull cord and bi fold door. Plumbing for washing machine.



Bedroom

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



Bathroom

Three piece suite comprising of double shower, vanity wash hand basin and WC. Mirror with light and shaver point. Part wall tiled with electric wall heater and extractor.

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.

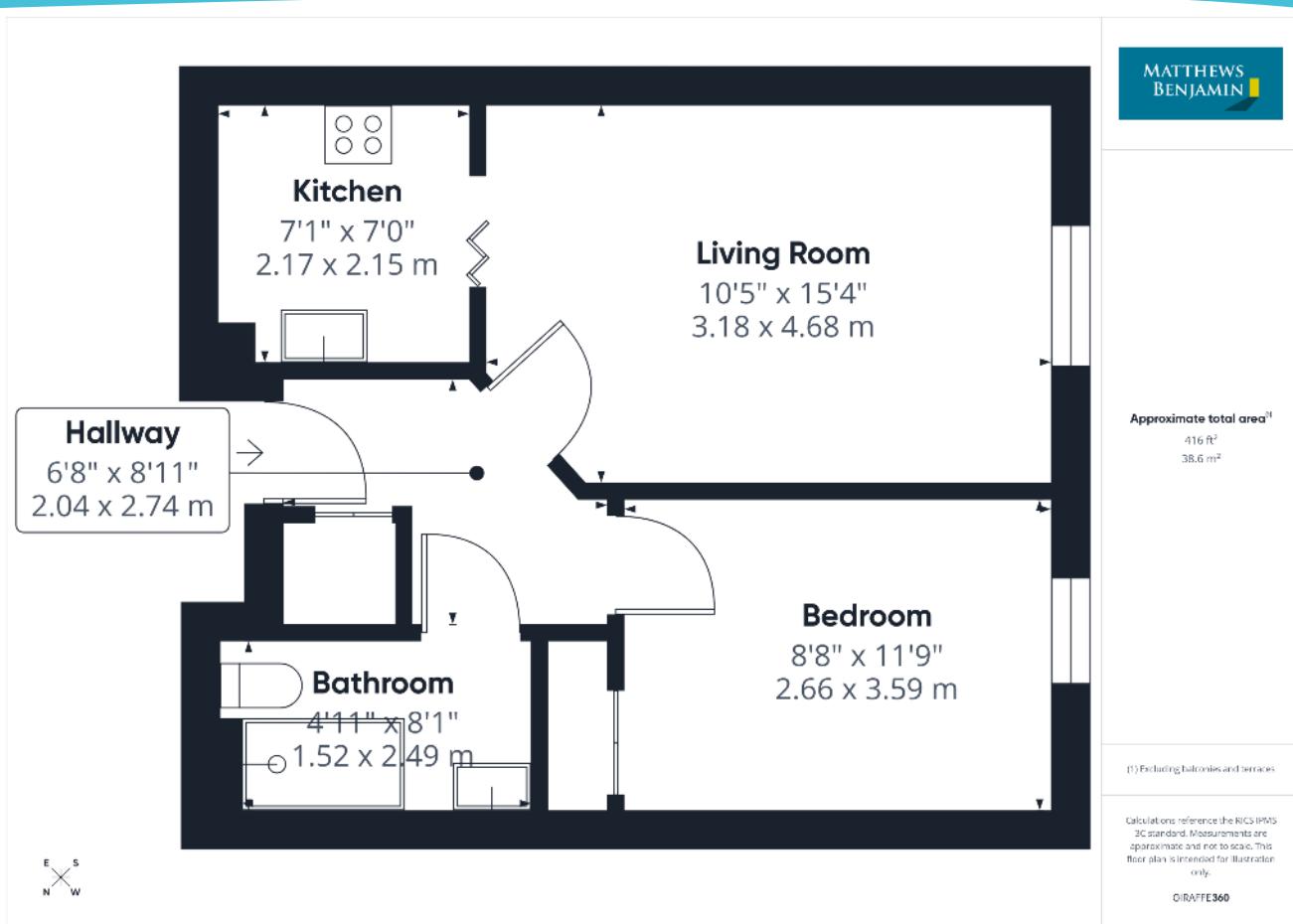
Tenure

Leasehold for an original term of 150 years from 1987. There is a monthly Management Charge to the owners 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 management charge for apartment 206 is approximately £209.60 per month. In addition a sinking fund payment is levied annually based on the purchase price at 0.89% this can be paid annually or at the point of any future sales.



Council Tax

B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.