



008 Millans Court

Ambleside, LA22 9BW

Guide Price £190,000

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A highly desirable two bedroom, ground floor apartment for over 55's, which is positioned in arguably one of the most desirable locations within the development. Located on a south facing corner plot, slightly raised with a Juliette balcony allowing a private south facing view towards the village, making the ideal retirement home. The property's kitchen has the unusual benefit of an external window which is rare in the development.

Millans Court was developed by Pilkingtons with security and comfort in mind in the late 1980's. It has electric 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 location manager. The apartments have the security of an emergency pull cord alarm in all rooms.

An opportunity to acquire a comfortable, secure and easily managed retirement home in the centre of Ambleside.

Millans Court is conveniently situated just off the centre of this popular Lakeland town. Where there is an excellent range of amenities including shops, restaurants, churches, doctors and library etc. Which are all convenient and close at hand.



Accommodation

Secure communal entrance. Internal front door with a key safe leading into hallway with emergency call system and useful cloaks area. Electric heater and window with attractive view towards Red Screes. Airing cupboard housing cylinder with shelving.

Leading through to:

Living/Dining Room

Attractive bright and airy dual aspect room with Juliette balcony. Enjoying views towards the village and lower slopes of Wansfell Pike. TV and telephone point, internal intercom system and electric wall heater.



Kitchen

Fitted in 2019 incorporating a modern selection of wall and base units with sink unit with mixer tap and split level work surface. Integrated appliances include four ring electric hob with extractor, electric oven and microwave, washing machine and fridge freezer. Part wall tiled and extractor. Window with village view.



Bedroom One

A good sized double bedroom with a built in illuminated cupboard. Electric wall heater.

Bedroom Two

Spacious single room with electric wall heater.

Shower Room

An excellent modern white three piece suite comprising of double Mira shower cubicle, pedestal wash hand basin and WC. Fully floor and wall tiled. Electric light/shaver point, heated towel rail 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 communal parking spaces. 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 location manager. The current management charge for apartment 008 is approximately £274.23 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.



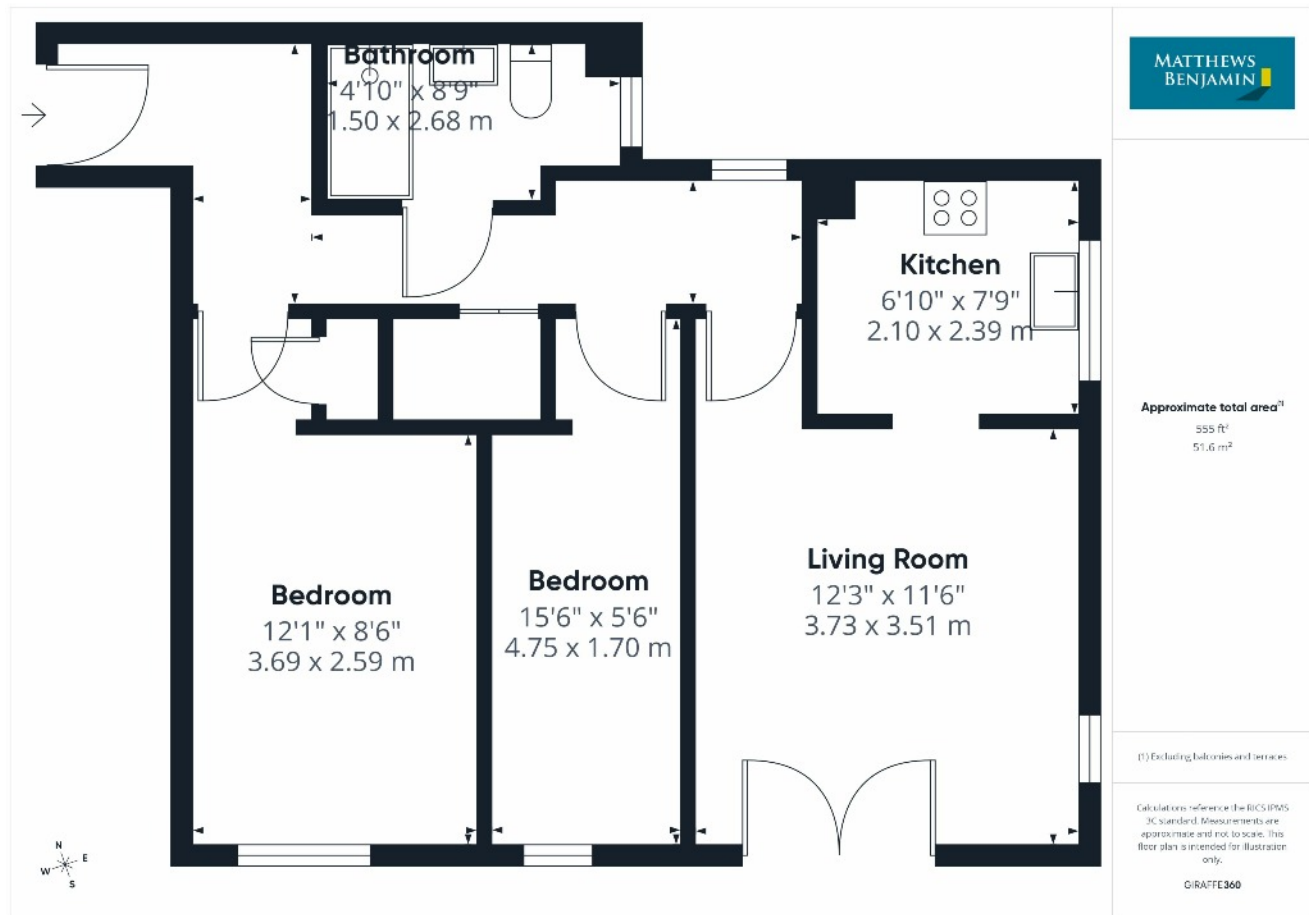
Council Tax Band C

What3words:///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.gov.uk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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.