



Ambleside

£210,000

116 Millans Court, Millans Park, Ambleside, LA22 9BW

Located just a short stroll from the centre of picturesque Ambleside in the Lake District, 116 Millans Court is a well presented 2 bedroom first floor apartment in the popular Millans Court development.

Millans Court has been specifically designed exclusively for those aged 55 and over with 24/7 emergency alarms and wonderful communal spaces for independent living in a safe and caring environment.

Quick Overview

- 2 bedroom 1st floor apartment
- Close to central Ambleside and amenities
- Exclusively for those aged 55 and over
- Juliette balcony with views to the Langdales
- Quiet location
- Communal resident's lounge
- Attractive communal gardens
- Emergency alarm and intercom connection to warden services
- Communal parking area
- Superfast Broadband available



2



1



1



TBC



Superfast
Broadband
Available



Shared Car
Parking

Property Reference: AM4196



View from Living Room



Living Room



Dining Area



Kitchen

Millans Court, a development of self contained retirement apartments, is located just a short level stroll from the centre of Ambleside which is well served with a variety of shops, cafes, restaurants, churches, cinemas and a post office with excellent transport links to surrounding towns and villages. Access to 116 Millans Court can be gained via the main entrance off the communal parking space or via a side entrance on Millans Court. The apartment can be found on the first floor and is clearly signed from the entrance.

A small entrance hall greets you through the front door which leads off to all rooms and includes a useful storage cupboard with hanging rail and shelves above.

The lounge/dining room has large double doors with a Juliette balcony and splendid fell views including the wonderful Langdales. There is space for a dining table beneath the picture window.

The part tiled kitchen has a range of base and wall units and open shelving storage. There is a built in Neue dishwasher and the vendor has advised us that the free standing fridge freezer, oven and Amzchef hotplate are included in the sale as are all blinds and curtains in the apartment.

Bedroom 1 is a double room with a window overlooking the communal courtyard garden and night storage heater.

Bedroom 2 is a single room with a window overlooking the pretty communal courtyard garden.

The shower room has a large storage cupboard with double sliding doors and shelving and houses the Ariston water heater. There is a sink with tile splash back and vanity unit beneath, Mira shower, WC, heated towel radiator and extractor fan.

Outside the entrance door is a further lockable storage cupboard which also houses the electricity meter.

The communal spaces at Millans Court are a real highlight. The pretty sunny landscaped courtyard has benches to sit and relax on to admire the established shrubs and plants. The communal lounge is perfect for socialising and getting to know the other residents. There is a convenient communal laundry with washing machine and dryer and a communal parking space area. Residents can also apply for 2 free parking permits to park on Millans Park outside the development.

Millans Court was purpose built in 1987 to provide accommodation in this wonderful setting for those aged 55 years and over. There are emergency pull cords in each of the principle rooms and an intercom connection to warden services. Seen as the perfect solution for a comfortable and relaxed retirement, providing independence for the owner and peace of mind for family and friends.

Accommodation (with approximate dimensions)

Main Entrance Shared entrance porch with access via the residents lounge with both a staircase and a lift

First Floor Communal Hallway

Entrance Hallway

Open Plan Living/Dining Room 10' 1" x 17' 2" (3.10m x 5.25m)

Kitchen 5' 11" x 7' 11" (1.82m x 2.41m)

Bedroom 1 8' 6" x 13' 6" (2.60m x 4.13m)

Bedroom 2 6' 8" x 7' 2" (2.05m x 2.19m)

Shower Room

Communal Areas The communal areas on the ground floor include a large, comfortable residents lounge and a laundry room with washing machine and two driers as well as a sink unit

Outside There is a shared car parking area within the development and pretty communal gardens with a central courtyard with seating

Property Information

Tenure Leasehold - We understand the property to be Leasehold for a term of 150 years from 1987 with the current service charge for 2026/27 to be £274.23 per calendar 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.

Council Tax Westmorland and Furness - Council Tax Band C

Services The property is connected to mains water, drainage and electricity. The property benefits from storage heaters

Broadband Superfast Broadband available - Openreach network

Mobile Services Likely service from EE, Vodafone, Three and O2

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Approaching from the south via Rothay Road leading along the one way system onto Compston Road. Turn left immediately before Zeffirellis cinema and second left into Millans Park. Millans Court is located on the right hand side. The communal shared parking area is found within the development.

What3Words ///mixers.demanding.kebabs

Viewings Strictly by appointment with Hackney & Leigh.



Courtyard Views



Bedroom 1



Bedroom 2



Communal Courtyard Garden



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