



Ambleside

£147,250

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

Wonderfully positioned and enjoying southerly fell views this one bedroom first floor retirement apartment is conveniently located just a short stroll from the centre of Ambleside, a picturesque village in the heart of the Lake District.

Millans Court is designed exclusively for those aged 55 and over and with 24/7 emergency alarms in situ, peace of mind is provided for both residents and family members alike.

Quick Overview

- South facing first floor apartment
- Close to central Ambleside and amenities
- Exclusively for those aged 55 and over
- Juliette balcony with views to Wansfell
- Quiet location
- Communal resident's lounge
- Pretty communal gardens
- Emergency alarm and intercom connection to warden services
- Communal Parking Area
- Superfast Broadband available



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Superfast
Broadband
Available



Communal
Parking

Property Reference: AM4194



Communal Gardens



Bedroom



Living Room



Lounge

Located just a short level stroll from the centre of Ambleside, Millans Court is a development of purpose built self contained apartments. The village is well served by a wide variety of shops, cafes, restaurants, cinemas, churches and a post office. There are good public transport links to the surrounding towns and villages. Access to the apartment can be gained from the front main entrance on Millans Park, a side entrance gate on Millans Court or via the communal parking area accessed from Millans Park. The apartment can be found on the first floor at the top of the stairs leading from the communal entrance hall or via the lift.

Upon entrance to the apartment there is space for coats and shoes and a small storage cupboard housing the fuse box. Further along the hallway is a useful airing cupboard with shelving and the water tank and a further larger storage cupboard with hanging rail for coats and shelving above.

The bedroom is a double room with built in fly over wardrobes and cupboards, a built in corner storage unit and storage heater. The window overlooks part of the communal area and also has fell views.

The shower room is slightly further along the hallway and comprises WC, sink with vanity unit underneath and a Mira shower. It has tile effect laminate flooring, part tiled walls with wall mounted units and mirror. There are 3 towel rails and a storage heater.

The south facing lounge has double opening doors with Juliette balcony look over Wansfell as does the further window in the lounge making the room light and airy and a perfect place for a morning cuppa admiring the views. There is a marble decorative hearth with wooden surround and storage heater.

The kitchen has a good range of wall and base units with integrated Euro Kera electric 4 ring hob and Neff oven with extractor hood above and space for a fridge freezer. The inset stainless steel sink with drainer and mixer tap is positioned in front of the window with wonderful fell views.

The outside communal spaces are a real feature of this property. With well established shrubs, planters, a quiet courtyard garden and wooden benches to enjoy the sunshine. Inside there is a communal sitting room on the ground floor, perfect for socialising with fellow residents, along with a communal laundry room.

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

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 Landing

Private Entrance Hallway 10' 8" x 3' 3" (3.26m x 1.00m)

Lounge/Dining Room 12' 3" x 17' 0" (3.75m x 5.18m)

Kitchen 7' 9" x 6' 10" (2.39m x 2.09m)

Bedroom 8' 6" x 13' 1" (2.61m x 4.01m)

Shower Room 4' 11" x 7' 1" (1.5m x 2.17m)

Communal Areas The communal facilities 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 £228.55 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 Council Tax Band C - Westmorland and Furness Council

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.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Kitchen



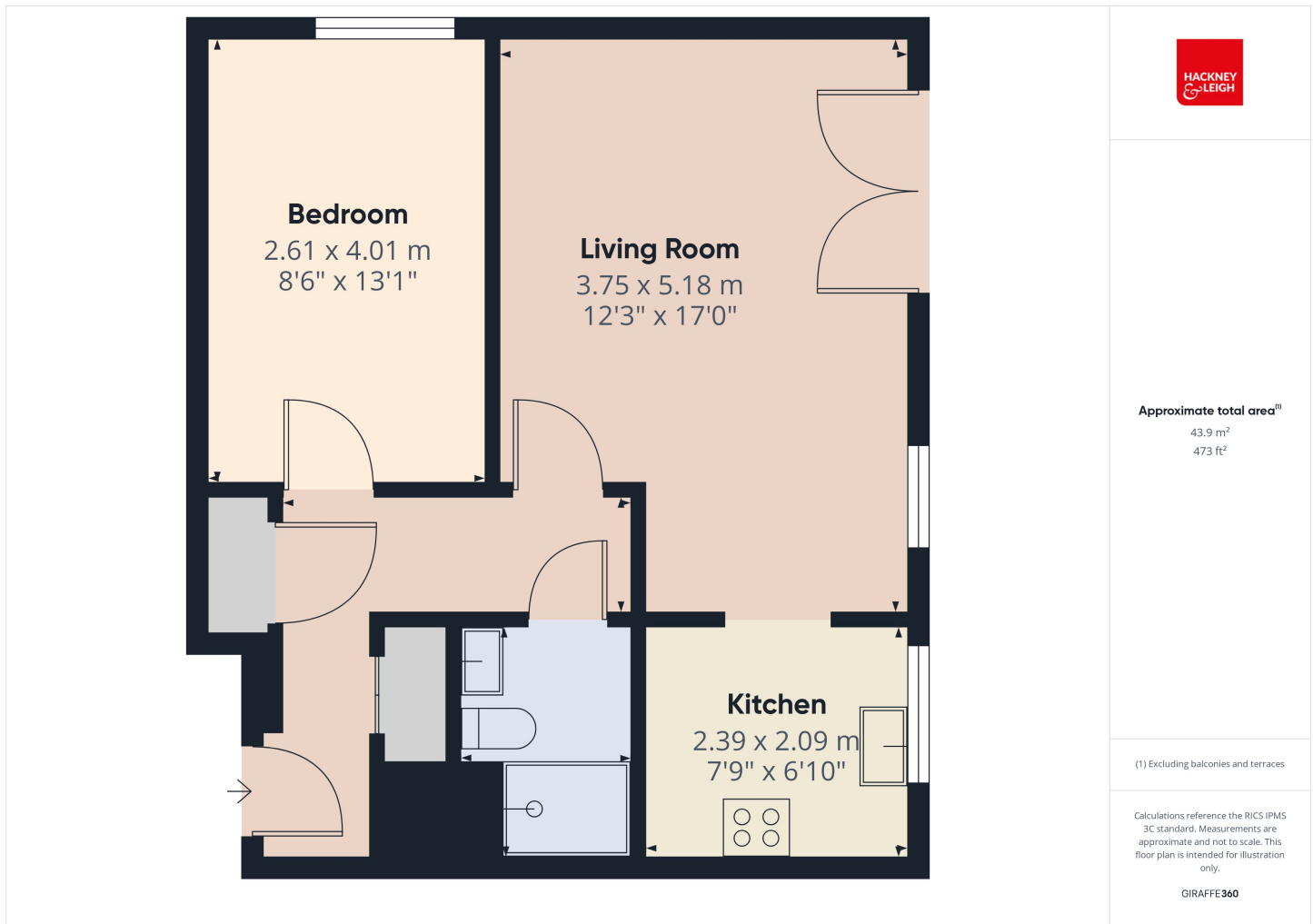
View from Kitchen Window



View from Balcony



Fell Views



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 ///string.positions.garden

Viewings Strictly by appointment with Hackney & Leigh.

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