



AI ENHANCED
Chris Tinsley

Flat 63, Mill House Lodge
Liverpool Road, PR8 3BH £60,000
'Subject to Contract'

This well-presented second-floor retirement apartment enjoys a prime position overlooking the communal gardens. Designed for residents aged 60 and over (or one partner over 60 in a couple), it features an entrance hall, a bright lounge opening into a kitchen, a double bedroom with fitted wardrobes, and a bathroom with WC. The development offers peace of mind with emergency alarm units connecting to the resident house manager or a 24/7 careline. Located on Liverpool Road, it's just a short stroll to Ainsdale Village shops, restaurants, and the Southport-Liverpool train line.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Audio entrance access with passenger lift and stairs to all floors. Facilities include house manager's office, communal lounge and kitchen, laundry, and access to communal gardens.

Second Floor

Private Entrance Hall

With entry phone system, wall light points, and useful built-in cupboard housing meters and hanging space. Emergency pull cord system and inner door leading to...

Lounge/Diner - 4.78m x 2.92m (15'8" x 9'7")

Upvc double glazed window overlooks communal gardens to the rear. Wall light points and coal-effect electric fire and surround. Night storage heater and emergency pull cord. Open plan leading to...

Kitchen - 1.63m x 2.08m (5'4" x 6'10" overall measurements)

Base units with cupboards, working surfaces, and single bowl sink unit with mixer tap and drainer. Spaces available for cooker and fridge. Wall cupboards and recessed spot lighting. Emergency pull cord.

Bedroom 1 - 3.43m x 2.74m (11'3" to front of wardrobes x 9'0")

Upvc double glazed window, night storage heater, and security pull cord. Built-in wardrobe with hanging space and shelving. Wall light points.

Bathroom/WC - 1.68m x 2.36m (5'6" x 7'9")

Three-piece suite comprising twin-grip panel bath, low-level WC, vanity wash hand basin, and worktops. Emergency pull cord and spot lighting.

Outside

Communal gardens, well-tended, and residents' parking available.

Maintenance:

The service charge is understood to be payable in the region of £991.76 every six months as a contribution towards the building insurance premium, cleaning, lighting and heating of communal areas, house manager, careline, gardening, window cleaning, managing agent fees, passenger lift, and general maintenance. (Subject to formal verification)

Council Tax

Sefton MBC band A.

Tenure

Leasehold for 999 years from 1 December 1985, with a ground rent payable of £100 paid half yearly.

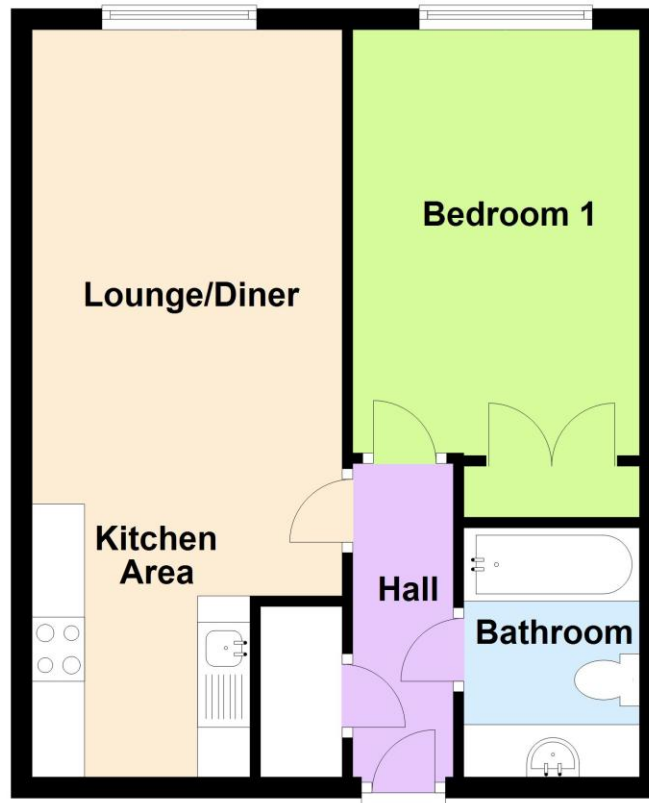
Service Charge

We understand that the day to day running of the block is managed by 'Exclusive Property Management'. The current service charge is £1065.98 paid every 6 months.



Second Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 41.2 sq. metres (443.9 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.