



-  Retirement Apartment
-  Located to the First Floor
-  One Double Bedroom

-  Lift Access
-  Communal Facilities
-  No Chain

**Price: £59,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - An early internal inspection is strongly recommended of this well presented first floor retirement apartment which is conveniently located for access to Ainsdale Shopping Village.

The accommodation occupies a particularly favourable position overlooking the communal gardens. The accommodation comprises Hall, Lounge, Kitchen, Bedroom and Bathroom. There is a range of communal facilities within the development. The sale of the apartments is specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the Resident House Manager or, out of hours, a central care-line centre.

Mill House Lodge is located on Liverpool Road, within easy walking distance of the many shops and amenities of Ainsdale village, along with the railway station on the Southport to Liverpool line.



### Ground Floor:

Communal Entrance with intercom system to the first floor.

### First Floor:

#### Hall

**Lounge/Dining Room** - 5.48m x 3.02m (17'11" x 9'10")

**Kitchen** - 2.18m x 1.58m (7'1" x 5'2")

**Bedroom** - 4m x 2.72m (13'1" x 8'11")

**Bathroom** - 2.37m x 1.7m (7'9" x 5'6")

### Outside

There are communal gardens adjoining the development which are a particular feature of the property, planned with established lawns, borders, trees and shrubs together with various sitting areas. To the front of the development there is a residents car park.

### Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A.

### Tenure

Leasehold for the term of 999 years from 1<sup>st</sup> December 1985 subject to a Ground Rent of £100.00 per half year.

### Service Charge

The service charge is understood to be around £1,000 paid half yearly and as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

### Mobile Phone Signal

Check signal strengths here:  
<https://www.signalchecker.co.uk/>

### Broadband

Check the availability here:  
<https://labs.thinkbroadband.com/local/index.php>

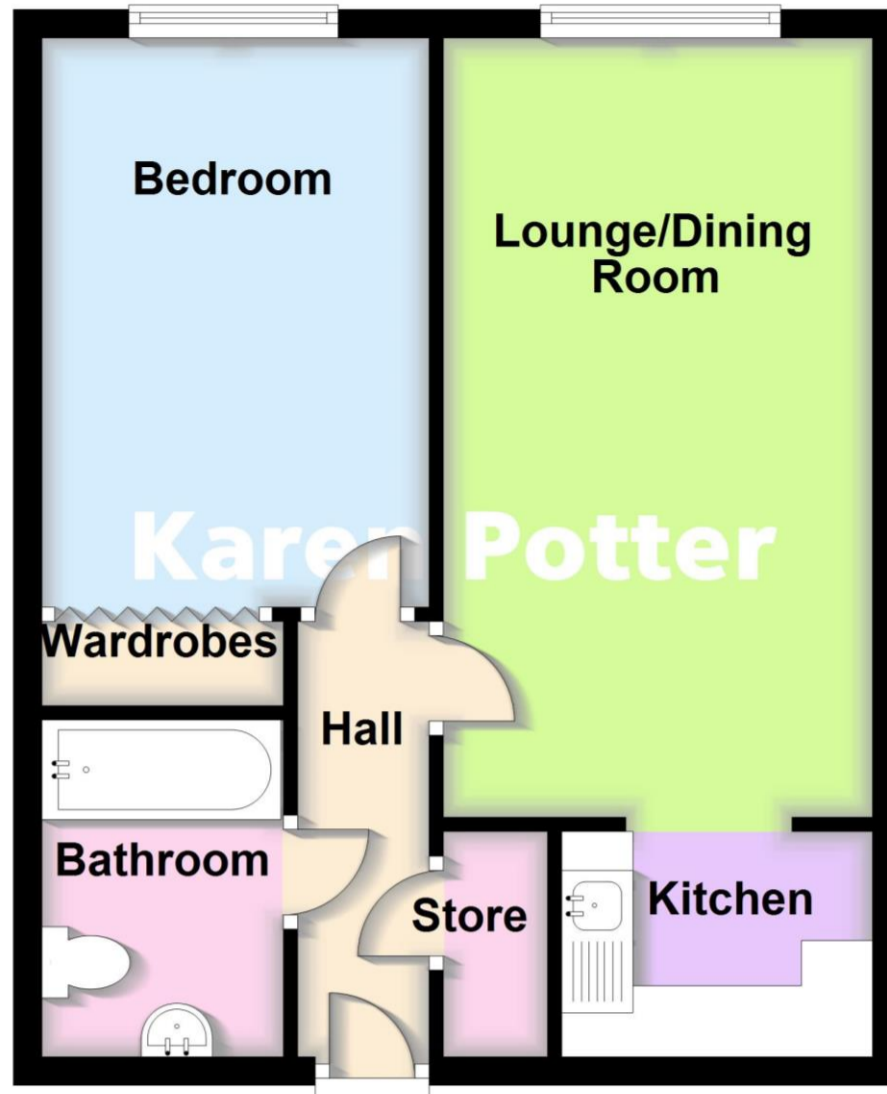
### NB

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 41.8 sq. metres (449.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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