



Flat 16, Mill House Lodge, Ainsdale, PR8 3BH
'Offers in Excess Of' £60,000
'Subject to Contract'

This beautifully modernised ground-floor retirement apartment is perfectly positioned in the heart of Ainsdale Village. Overlooking tranquil communal gardens, the apartment offers a spacious lounge and dining area that seamlessly opens to a modern kitchen. The large double bedroom comes complete with fitted wardrobes, while the stylish shower room with WC adds to the contemporary feel. Exclusively for residents aged 60 and over (or one partner aged 60+), the development offers the reassurance of a resident house manager and emergency call alarm system. With Ainsdale's boutique shops, restaurants, bars, and the Southport-Liverpool rail line just a short stroll away, it offers both convenience and a vibrant community at your doorstep.

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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.

Ground Floor

Private Entrance Hall

With entry phone handset, emergency pull cord, wall light points, and door leading to airing cupboard housing water cylinder. Door leads to...

Lounge/Diner - 4.83m x 2.92m (15'10" x 9'7")

Upvc double-glazed window overlooks communal gardens, coal-effect electric fire with resin-style interior, hearth and fire surround, wall light points, emergency pull cord, and archway provides open plan access leading to...

Kitchen - 1.63m x 2.46m (5'4" x 8'1")

Modern-style shaker kitchen units arranged with built-in base units, cupboards, drawers, wall cupboards, and working surfaces, single bowl sink unit and drainer, space for freestanding fridge/freezer, space for cooker, and part wall tiling.

Bedroom 1 - 3.91m x 2.82m (12'10" into door recess x 9'3")

Upvc double-glazed window overlooks communal gardens, night storage heater to one wall, emergency pull cord, wall light point, and fitted wardrobe with hanging space and shelving.

Shower Room/WC - 1.6m x 2.29m (5'3" x 7'6")

Modern three-piece white suite comprising low-level WC, vanity wash hand basin with cupboards below, and step-in shower enclosure with wall grip, electric shower, part wall tiling, emergency pull cord, overhead electric wall heater, and wall light point.

Outside

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

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.

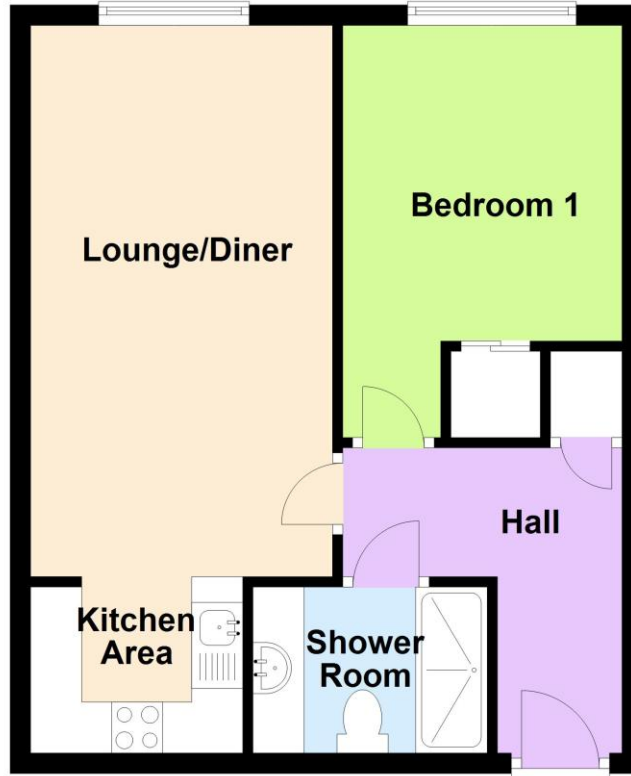
Service Charge

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 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)



Ground Floor

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

AI STAGING

Chris Tinsley



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.