



AI ENHANCED
Chris Tinsley

Flat 63, Mill House Lodge
Liverpool Road, PR8 3BH 'OIEO' £50,000
'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.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

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.

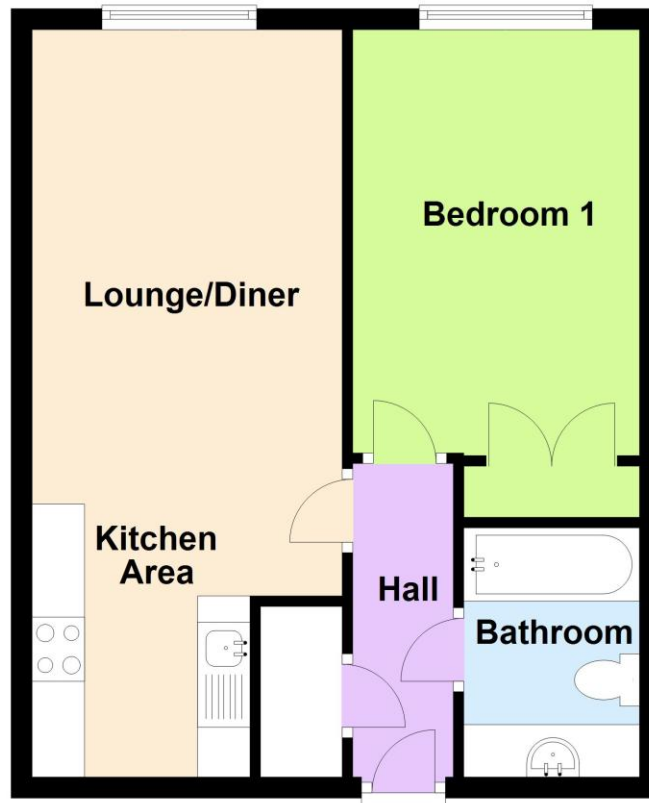
Tenure

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



Second Floor

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



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



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