

Flat 51, Mill House Lodge
Ainsdale, PR8 3BH, £75,000
'Subject to Contract'

An exceptionally rare opportunity to acquire one of the largest and most sought-after corner retirement apartments within this popular retirement development, perfectly positioned in the heart of Ainsdale Village. Currently undergoing an extensive programme of modernisation and improvements, this particularly spacious apartment is being thoughtfully transformed to offer stylish, contemporary retirement living, with completion anticipated in early December 2026. Occupying a desirable corner position, this distinctive apartment represents one of the largest styles of accommodation within Mill House Lodge. A particularly appealing feature is the benefit of additional windows to both the kitchen and bathroom, something not ordinarily found in the development's other apartment styles, providing enhanced natural light and adding to its unique appeal. Apartments of this particular design are exceptionally rare to the market and consistently sought after, making this an exciting opportunity for those looking to secure something a little different within this established retirement community.

With the finishing touches currently underway, we are delighted to offer prospective purchasers an exclusive opportunity to register their interest ahead of the property's official unveiling.

VIEWINGS COMMENCING EARLY DECEMBER – REGISTER YOUR INTEREST NOW

An initial block viewing event is planned to coincide with completion of the improvements, providing registered applicants with the opportunity to be amongst the first to experience the newly modernised accommodation.
Contact Chris Tinsley Estate Agents today to register your interest and receive priority notification of the forthcoming viewing arrangements.

Don't miss this rare opportunity to get ahead of the market.

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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. Communal facilities include a house manager's office, residents' lounge and kitchen, laundry facilities and access to well-tended communal gardens.

Top Floor

Private L-Shaped Entrance Hall
Larger-style, L-shaped entrance hall with wall light points, inset wall cupboard housing meters and electrical fuse board, together with a built-in airing cupboard housing an 'Ariston' wall-mounted unvented electric water heater with temperature control dial and flexible water connections beneath. Entry phone system and loft access.

Lounge/Diner - 6.27m x 2.92m (20'7" x 9'7" overall measurements)
Upvc double-glazed window overlooking the communal gardens, electric wall heater, separate night storage heater, emergency pull cord and wall light points. The spacious living and dining area enjoys open-plan access leading to…

Kitchen - 1.6m x 2.24m (5'3" x 7'4" overall measurements)
A particularly appealing feature of this larger-style kitchen is the Upvc double-glazed window, a rarity within the development, providing natural light and a pleasant sense of space. More generously proportioned than many of the kitchens within Mill House Lodge, the accommodation is currently undergoing modernisation and improvements. *Proposed specification, subject to confirmation following completion:* Modern Shaker-style base units incorporating cupboards and drawers, complemented by wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer, electric oven, four-ring ceramic-style hob, separate microwave and canopy-style extractor hood. Part-wall tiling, LVT-style flooring and recess for a freestanding fridge/freezer.

Bedroom 1 - 5.31m x 2.82m (17'5" into door recess x 9'3")
Upvc double-glazed window overlooking the communal gardens, built-in cupboards, night storage heater and emergency pull cord system.

Shower Room/WC - 1.57m x 2.51m (5'2" x 8'3")
A particularly noteworthy feature is the opaque Upvc double-glazed window, an unusual and highly desirable addition within the development, providing natural light and ventilation. Three-piece white suite comprising low-level WC, vanity wash-hand basin with mixer tap and step-in shower enclosure incorporating electric shower and wall-mounted grab rail. Tiled walls, LVT-style flooring, emergency pull cord and extractor fan.

Outside
The development enjoys well-tended communal gardens, with residents' parking also available.

Service Charge
We understand that the day-to-day management of the development is undertaken by Exclusive Property Management. The current service charge is approximately **£1,065.98 payable every six months**, contributing towards building insurance, cleaning, lighting and heating of communal areas, house manager and Careline services, gardening, window cleaning, managing agent fees, passenger lift servicing and general maintenance. *(Subject to formal verification.)*

Tenure
We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue of a term of 999 years commencing 1st December 1985, with a ground rent of £100 payable half-yearly. This information is provided in good faith and should be verified by the purchaser's solicitor.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band A. This information is provided for guidance only and should be verified by the purchaser.







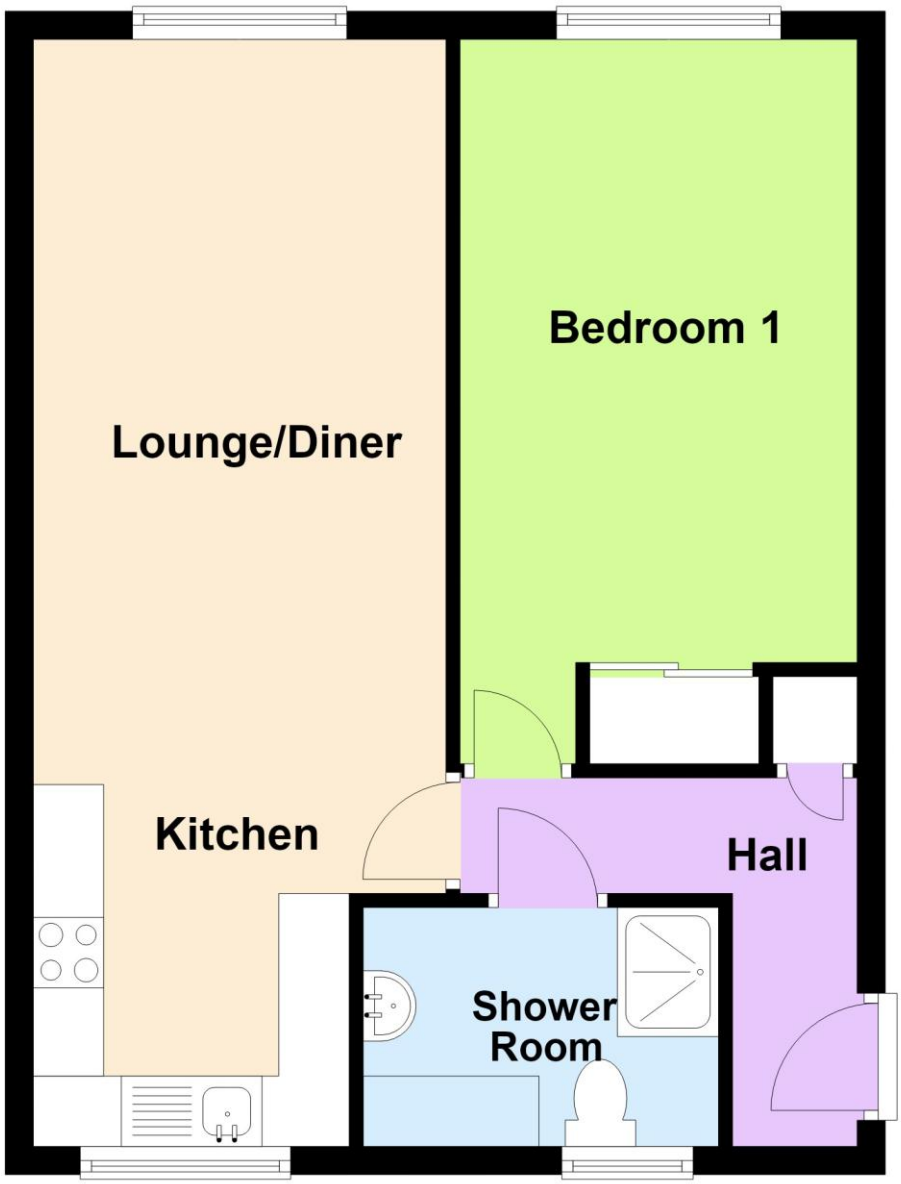






Top Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 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.