Chris Tinsley



Flat 58, Mill House Lodge
Ainsdale, PR8 3BH, £59,950
'Subject to Contract'

Beautifully modernised and perfectly positioned in the heart of Ainsdale Village, this superb second-floor retirement apartment offers stylish, comfortable and low-maintenance living. The thoughtfully presented accommodation comprises a spacious lounge and dining area, opening seamlessly into a contemporary-style kitchen, together with a generous double bedroom featuring fitted wardrobes and a stylishly appointed shower room with WC. Exclusively available to residents aged 60 and over (or couples where at least one partner is aged 60 or over), the development provides additional peace of mind with the reassurance of a resident house manager and emergency call alarm system. Ideally situated just a short stroll from Ainsdale Village's excellent selection of boutique shops, restaurants and bars, together with the Southport-to-Liverpool rail link, this beautifully presented apartment combines modern comfort, everyday convenience and a vibrant village lifestyle right on the doorstep.

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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 Entrance Hall
With entry phone handset, emergency pull cord and wall light points. Door leading to an airing cupboard housing an 'Ariston' wall-mounted unvented electric water heater with temperature control dial and flexible water connections beneath. Door leads to…

Lounge/Diner - 5.44m x 2.95m (17'10" x 9'8" overall measurements)
Upvc double-glazed window, night storage heater, emergency pull cord and wall light points. The living area opens seamlessly into the…

Kitchen - 1.6m x 2.08m (5'3" x 6'10")
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. Integrated 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 - 4.01m x 2.74m (13'2" x 9'0" to rear of wardrobes)
Upvc double-glazed window. Fitted wardrobes with flyover storage cupboards incorporating bedside cabinets and corner display shelving. Emergency pull cord and night storage heater.

Shower Room/WC - 1.65m x 2.36m (5'5" x 7'9")
Modern three-piece suite comprising a vanity wash-hand basin with extensive storage cupboards beneath, low-level WC and step-in shower enclosure with plumbed-in shower. 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.)*

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.

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.







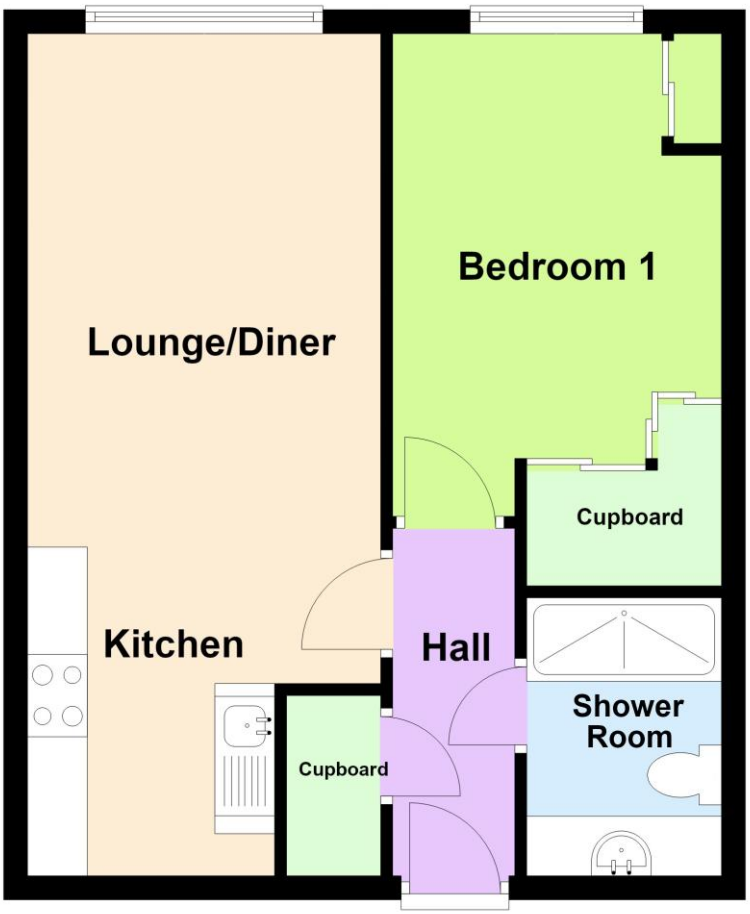






Top Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 41.0 sq. metres (440.9 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.