



Trinity Lodge, Formby,
L37 3AA

£270,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This beautifully presented GROUND-FLOOR RETIREMENT APARTMENT forms part of a modern and well-regarded development, ideally positioned within WALKING DISTANCE OF FORMBY VILLAGE. Enjoying a highly sought-after SOUTH-FACING ASPECT, the apartment benefits from a pleasant outlook towards the village tennis courts and an abundance of natural light.

From the moment you enter the development, there is a clear sense of quality and reassurance. Residents benefit from the presence of a LODGE MANAGER, available five days a week, alongside a 24-HOUR CARELINE SYSTEM providing peace of mind. The communal facilities are a real highlight, including an elegant OWNER'S LOUNGE WITH COFFEE BAR, ideal for socialising, organised events and everyday relaxation. A GUEST SUITE is also available for visiting friends and family.

The apartment itself is finished to an excellent standard throughout. The LOUNGE enjoys direct access to a private SOUTH-FACING PATIO, creating a lovely spot to sit out and enjoy warmer days. The MODERN FITTED KITCHEN is fully integrated and thoughtfully designed, while the accommodation is completed by TWO DOUBLE BEDROOMS and a contemporary SHOWER ROOM, all arranged with comfort and ease of living in mind.

The development is intended for residents aged 60 AND OVER, with the Lodge Manager on site Monday to Friday between 9am and 5pm. The property is held on a 125-YEAR LEASE FROM MARCH 2017. The service charge is £5,126.38 per annum and the ground rent is £884.24 per annum. Pets may be considered, subject to approval from CHURCHILL ESTATE MANAGEMENT.

Offered with NO ONWARD CHAIN, this is an excellent opportunity to secure a high-quality retirement apartment in a prime Formby location. Early viewing is strongly recommended.

Call

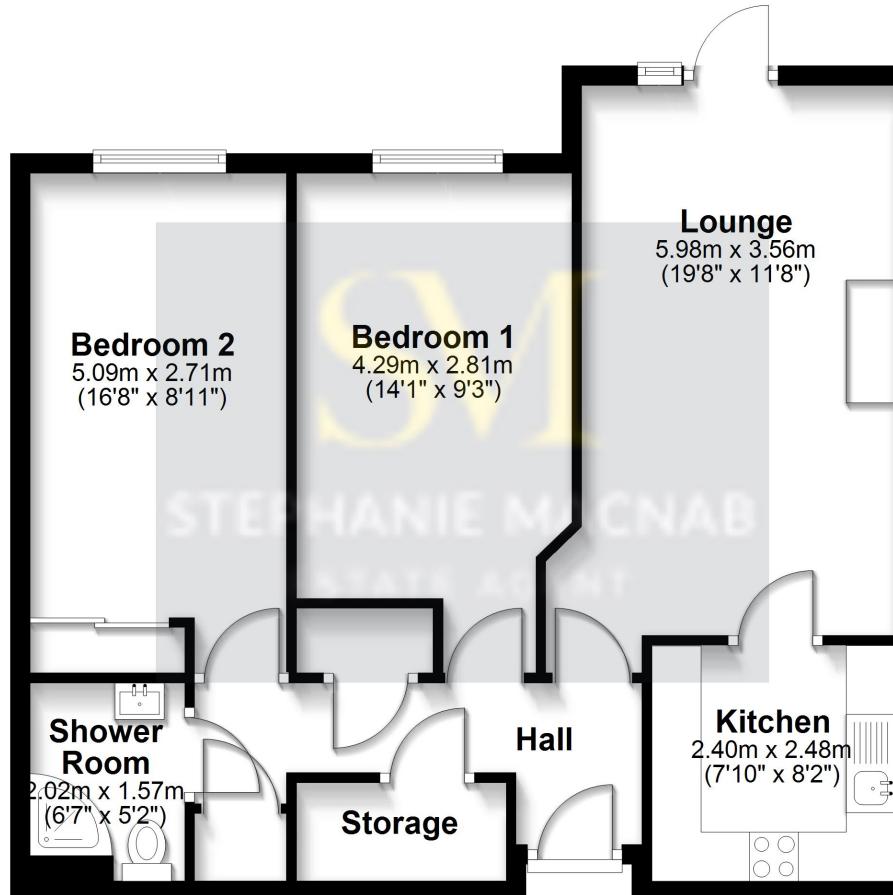
01704 516 626  to arrange your appointment.





Ground Floor Apartment

Approx. 66.1 sq. metres (711.1 sq. feet)



Total area: approx. 66.1 sq. metres (711.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			