



**38 Trinity Lodge, 103 Lonsdale Road, Formby, Liverpool,
Merseyside. L37 3AA**

£169,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this one bedroom second floor retirement apartment which is conveniently situated for the lift. The property offers well planned accommodation and features include an attractive lounge with balcony, well appointed kitchen with integrated appliances, a generous sized double bedroom with built in wardrobes and a luxury shower room.

Trinity Lodge is a stunning development of 42 one and two bedroom apartments which has been designed with safety and security at the forefront, all apartments have an emergency Careline system installed and a secure video entry system, monitored by the Lodge Manager during the day and 24 hours, 365 day a year by the Careline team.

Situated within close proximity to Formby Village which can be accessed via a private footpath from the development which leads directly to Halsall Lane where you will find a wide variety of coffee bars, restaurants, independent shops and supermarkets including Marks & Spencer and Waitrose.

FEATURES

- ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- LOUNGE WITH PRIVATE BALCONY
- ATTRACTIVE KITCHEN WITH BUILT IN APPLIANCES
- LUXURY SHOWER ROOM
- DOUBLE GLAZED
- OWNERS LOUNGE & COFFEE BAR
- GUEST BEDROOM FOR FAMILY AND FRIENDS (BY PRIOR ARRANGEMENT)
- LODGE MANAGER AVAILABLE 5 DAYS A WEEK
- 24 HOUR CARELINE SYSTEM FOR SAFETY & SECURITY
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Communal Entrance

Video Entry System.

Reception

Attractive Owners Lounge & Coffee Bar

Lift to all Floors

Private Hall

Walk in storage cupboard with shelving and sensor light.

Lounge

20' 1" x 10' 4" (6.12m x 3.15m) maximum dimensions U.P.V.C. framed double glazed French door to private balcony.

Kitchen

7' 1" x 7' 2" (2.16m x 2.18m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven in housing unit; ceramic hob; extractor canopy; integrated refrigerator and washing machine; part tiled walls; wood effect flooring; U.P.V.C. framed double glazed Velux window.

Bedroom

13' 1" x 10' 2" (3.99m x 3.10m) U.P.V.C. framed double glazed window to side; built in wardrobes with mirrored sliding doors, hanging rails and shelving.

Shower Room

6' 1" x 5' 8" (1.85m x 1.73m) Suite comprising tiled shower compartment with mains fitment; inset wash hand basin in vanity unit; low level W.C.; with concealed cistern; chrome ladder style radiator; tiled walls.

Outside

Attractive Communal Gardens

Note

There is a service charge payable - details upon request.

PLEASE NOTE

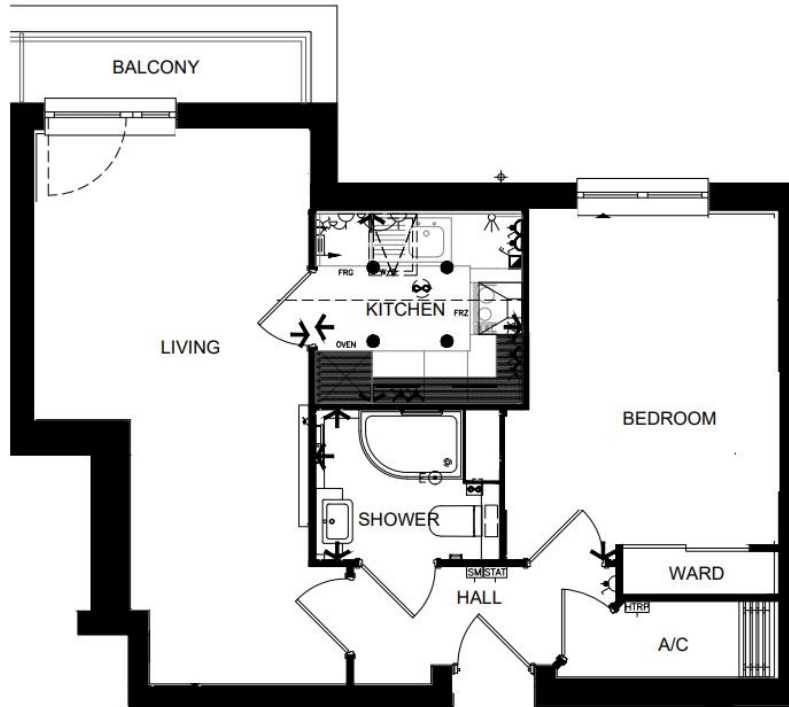
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **








FLOORPLAN & EPC



| | |
|-------------|--------------------------|
| Living | 10'4" wide x 20'11" long |
| Kitchen | 7'2" wide x 7'10" long |
| Shower Room | 5'8" wide x 6'11" long |
| Bedroom | 10'2" wide x 13'1" long |

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 82 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

