



Trinity Lodge, Formby,
L37 3AA

£270,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing a GROUND-FLOOR retirement apartment located in a recently completed development, conveniently situated within WALKING DISTANCE to the VILLAGE. This PRISTINE APARTMENT offers a desirable WEST-FACING ASPECT, providing views towards Lonsdale Road from both the lounge and bedrooms.

Upon entering the development, you'll immediately feel a SENSE OF LUXURY akin to a high-end hotel. The presence of a LODGE MANAGER available five days a week ensures that your needs are taken care of, while the stylish OWNER'S LOUNGE and COFFEE BAR provide an inviting space for social gatherings and events. The communal areas are exceptional, and the inclusion of a GUEST SUITE allows you to accommodate your family and friends comfortably.

The apartment itself maintains the same level of quality and attention to detail. The LOUNGE boasts access to a small, sunny PATIO AREA, ideal for relaxing during sunny days. The KITCHEN is modern, stylish, and fully integrated, offering a delightful space to prepare meals. With TWO DOUBLE BEDROOMS and a well-appointed SHOWER ROOM, the accommodation is thoughtfully designed to provide comfort and convenience.

Notable features and amenities include a Lodge Manager and a 24-hour CARELINE SYSTEM, ensuring peace of mind for residents aged 60 and above. The Lodge Manager is available Monday to Friday from 09:00 to 17:00.

The leasehold for the property extends for 125 years from March 2017. The service charge amounts to £6,697.68 per annum, while the ground rent is £625.00 per annum.

The existing pet policy is flexible, with considerations made by contacting Churchill Estate Management for further inquiries.

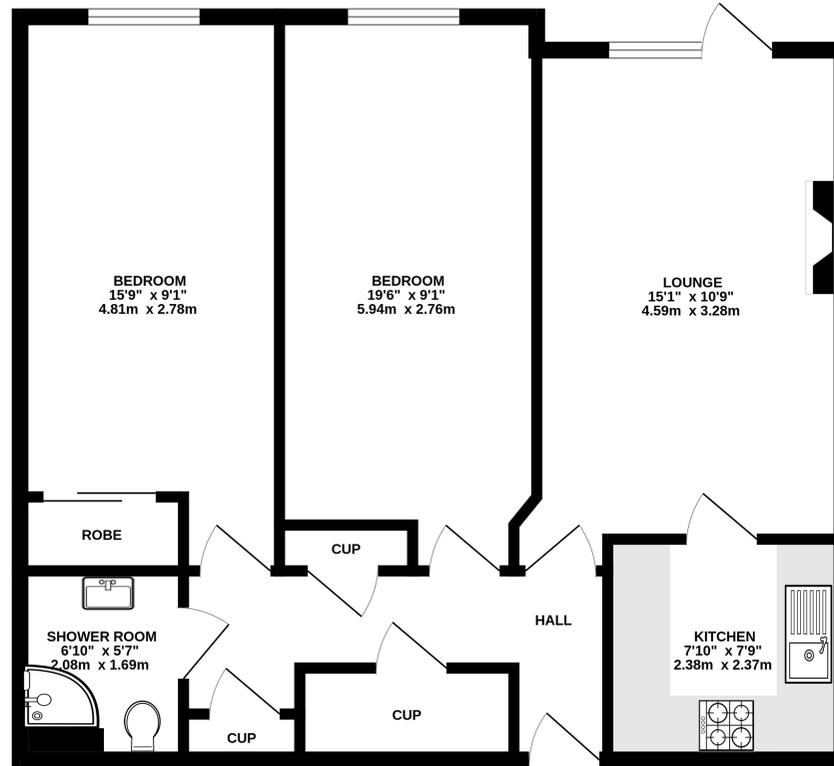
In summary, this ground-floor retirement apartment offers an exceptional living experience within a recently completed development. The stunning west-facing views, combined with the amenities provided by the Lodge Manager and the inviting communal spaces, make this an ideal choice for those seeking a comfortable and enjoyable retirement lifestyle.

NO ONWARD CHAIN. Call to view 01704 516 626.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	

