



7 Trinity Lodge Lonsdale Road, Liverpool, Merseyside L37 3AA

£210,000

NO CHAIN, Karen Parks@ Berkeley Shaw is delighted to offer for sale this immaculately presented ground floor one bed roomed apartment within close proximity to Formby Village and amenities. Trinity Lodge is a luxury development made up of 42 apartments for the over 60's and a perfect place for you to enjoy your retirement. This spacious property is situated to the rear overlooking gardens. The accommodation comprises: hall, lounge (with French doors to private patio and communal gardens), fitted kitchen, bedroom and shower room. There is a communal lounge, gardens and parking.



Ground Floor

Hall

Store cupboard, dado rail.

Lounge

17'8" x 10'2" (5.39 x 3.12)

UPVC double glazed French doors to patio and communal rear gardens, feature fire surround with electric fire, radiator.

Fitted Kitchen

7'9" x 6'11" (2.38 x 2.13)

UPVC double glazed window, range of high and low level fitted units, stainless steel sink unit with drainer and mixer taps, built in eye level oven, 4 ring hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, part tiled walls.

Bedroom

13'0" x 10'2" (3.98 x 3.10)

UPVC double glazed window, range of fitted mirrored wardrobes to one wall with hanging rails and shelving, radiator.

Shower Room

6'11" x 5'7" (2.11 x 1.71)

Walk in shower cubicle, wash basin in vanity unit, low level wc, tiled walls.

Communal Areas

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Trinity Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure

video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

