Asking Price £120,000 Leasehold

1 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Trinity Lodge

Nestled in a quiet residential area of Formby, Trinity Lodge is a stunning development of 42 one and two bedroom apartments. The town centre, known locally as ‘the village’ is just a short stroll away and can be accessed either by a public footpath or our private footpath from the development leading directly to Halsall Lane, adjacent to Marks and Spencer.

The main High Street has a wide variety of shops offering everything from butchers, bakers, banks, hairdressers, opticians and a wide selection of independent shops, boutiques, coffee shops and restaurants. A large Waitrose supermarket is within easy reach of Trinity Lodge.

Built on a large flat area of land, Formby is an ideal location for walks taking in the sand dunes, pine woods, beach and renowned red squirrel coastal walk, set in a beautiful area managed by the National Trust, designated a Site of Special Scientific Interest (SSSI).

There are great road and rail links in Formby which has two train stations giving easy access to nearby Southport and Liverpool, as well as regular public bus services with stops conveniently located near the development and throughout the town. For trips further afield, the nearest airport is Liverpool John Lennon Airport which is 25 miles away or Manchester Airport which is 43 miles away which are all well served by close motorway connections.

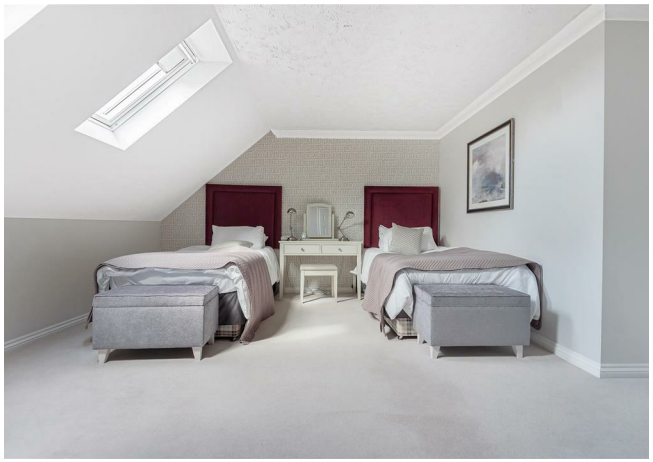
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners’ Lounge from coffee mornings to games afternoons.

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 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.

Trinity Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Trinity Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY

Welcome to Trinity Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the stairs and lift providing easy access.

The Living Room offers ample space for living and dining room furniture. A french door opens to the owners private balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Trinity Lodge!

Features

- One bedroom second floor retirement apartment
- Private balcony
- Good decorative order throughout
- Fully Fitted Kitchen with Integrated Appliances
- Lodge Manager available 5 Days a Week
- Owners' Lounge & coffee bar with regular social events
- Great Location Close to the Town Centre & Excellent Transport Links
- 24 Hour Careline System For Safety And Security
- 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 Living developments across the country.
- Landscaped gardens

Key Information

Service Charge (Year ending 31st May 2027): £3,598.29 per annum.

Ground Rent: £813.50 per annum. To be reviewed in March 2031

Council Tax: Band C

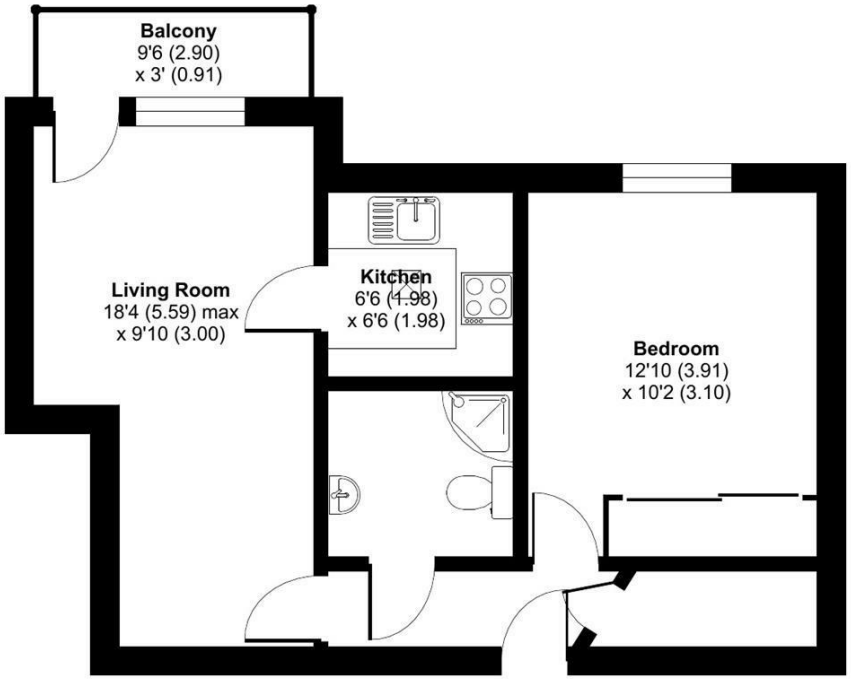
125 year Lease commencing March 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, and the lodge manager.

Approximate Area = 437 sq ft / 40.6 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1267721

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists