



Asking Price £240,000 Leasehold

2 Bedroom, Apartment - Retirement

30, Trinity Lodge 103 Lonsdale Road, Formby, Liverpool, Merseyside, L37 3AA



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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

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Welcome to Trinity Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first 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 a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to a Juliet Balcony with lovely views of Jubilee Platinum Park.

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.

Bedroom One 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.

Bedroom Two is another good-sized double room. This room could also be used as a separate dining room, study or hobby room.

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

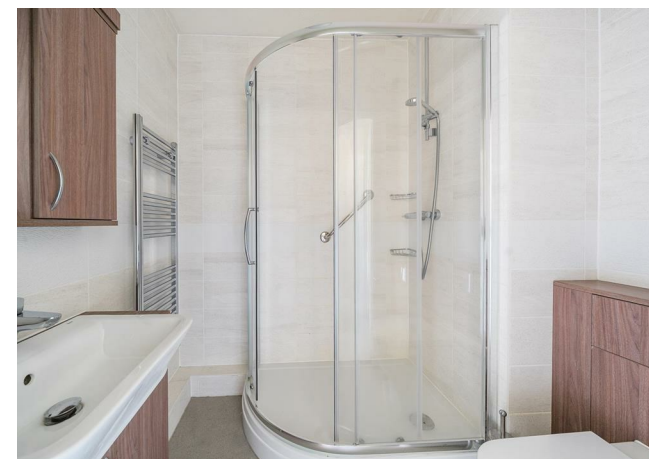
Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Trinity Lodge!



Features

- Two bedroom first floor retirement apartment with Juliet Balcony
- Convenient for the lift
- 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 Retirement Living developments across the country.
- Landscaped gardens



Key Information

Service Charge (Year ending 31st May 2025):
£5,261.71 per annum.

Ground Rent: £884.24 per annum. To be reviewed
in March 2031.

Council Tax: Band D

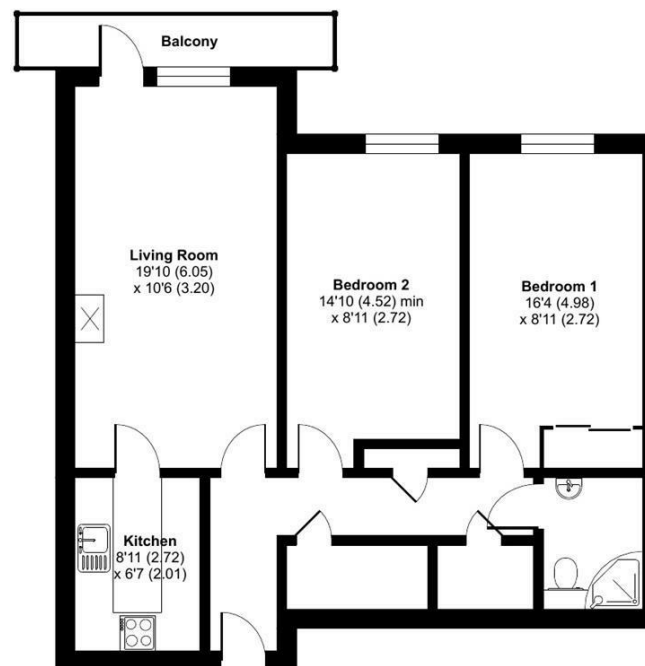
125 year Lease commencing March 2017

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,
lodge manager and a contribution to the
contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

Approximate Area = 757 sq ft / 70.3 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). © nchecom 2025.
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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.



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