



Asking Price £275,000 Leasehold

1 Bedroom, Apartment - Retirement

15, Coronation Lodge 88 Grange Road, West Kirby, Wirral, Merseyside, CH48 4AA

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Sales & Lettings
Retirement Property Specialists

Coronation Lodge

Coronation Lodge is a beautiful collection of 38 one and two-bedroom apartments. West Kirby is a beautiful coastal town in The Wirral and is located at the northwest tip of the peninsula. Surrounded by a marina and sandy beach, West Kirby is the ideal location for an active retirement.

Away from the waterfront, West Kirby is known for its original streets and lively town centre. The Crescent, a curved street filled with Tudor architecture, is home to highstreet brands and local stores, whilst Banks Road is lined with local independent shops, cafés, bars and restaurants. The development on Grange Road is conveniently situated for travel in and out of the town, both by car and bus. A bus stop is located less than a 5-minute walk away offering services to Moreton, Eastham Ferry and Liverpool. For those wishing to explore further afield, the train station is also within easy reach of the development with services to Birkenhead, Chester, Liverpool, Southport and Ormskirk. Hoylake is another popular destination that is well worth visiting and only a mile from West Kirby. There are plenty of cafés, bars, restaurants and small shops to wander into. West Kirby is also where the Wirral Way starts - a 12-mile, traffic free path through the unique Wirral Countryside and along the beautiful coastal estuary of the River Dee. Walk or cycle this route to explore the unique landscape of the peninsula.

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.

Coronation 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.

Coronation 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.

Coronation 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

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Coronation Lodge! Churchill Sales and Lettings are delighted to be marketing this wonderful one bedroom ground floor apartment. The property is conveniently located on the same level as the owners lounge, car park and entrance.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a patio area and windows provides 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. Windows provide light and ventilation.

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

The shower room offers a large walk in shower with handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a large walk in storage cupboard located off the Hallway.

Call us today to book your viewing!



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lift to all floors
- Buggy store
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 28th February 2027):
£2,953.75 per annum.

Ground Rent: There is no ground rent collected at this development.

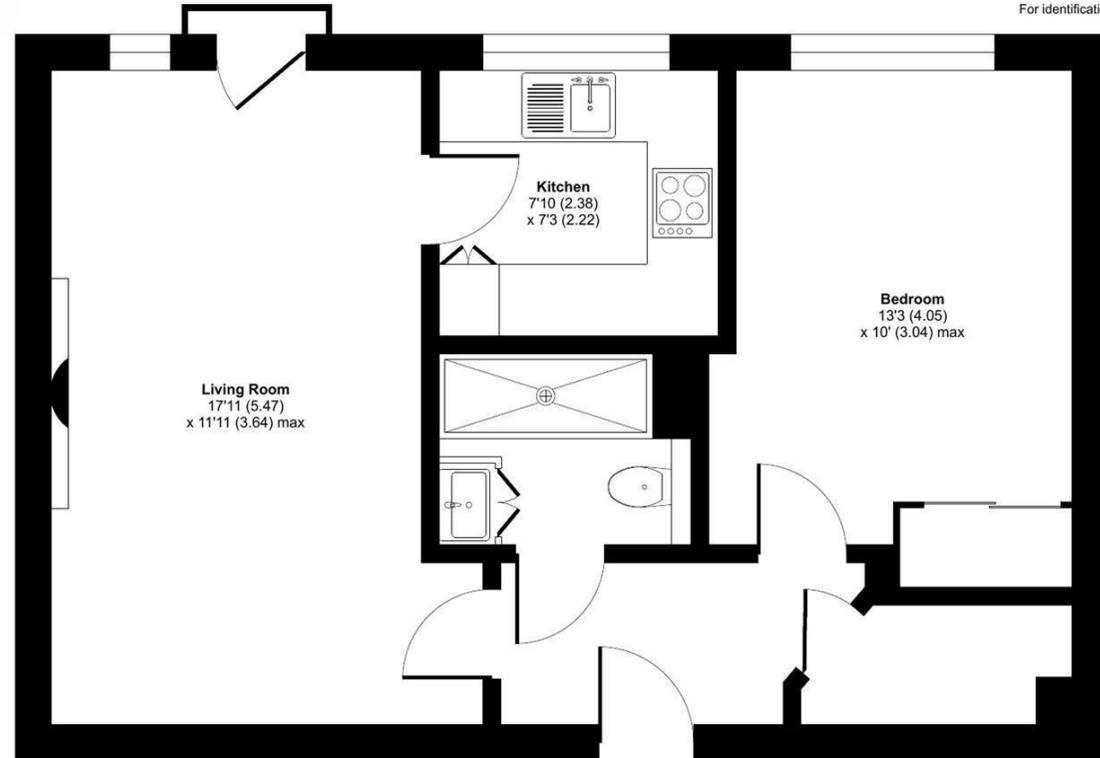
Council Tax: Band B

999 year Lease commencing 2024.

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, communal heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 506 sq ft / 47 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1430894

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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