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98 Brookside Aughton Street, Ormskirk, Lancashire L39 3BT  
**25% Shared Ownership £48,750**





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A Modern And Spacious Second Floor Two Bedroom Over 55 Retirement Apartment set in an award winning complex within close proximity of Ormskirk town centre and its associated amenities.

Represented by 25% Ownership (100% Ownership £200,000).

This splendid development is located just off Aughton Street, Ormskirk and therefore enjoys a peaceful central location whilst being set close to Ormskirk town centre with it's wide variety of supermarkets, shops, restaurants and market.

Ormskirk Hospital is located within ease of access, as are the town's rail and bus stations which both provide direct access into Liverpool City Centre. Access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The accommodation which is modern and immaculately presented throughout briefly comprises; Communal entrance hallway with lifts to all floors, Entrance hallway with storage cupboards, lounge/diner with 'Juliet Balcony', modern fitted kitchen, two bedrooms and modern Jack & Jill style shower suite.

The wider complex features but is not limited to; Concierge secure entrance reception, 'Brookes' Restaurant, Hairdressers, breakfasting/communal/music & games rooms, monitored residents car park & very well maintained and numerous communal garden areas.

A 24 Hours call/care line and additional support for those requiring a little extra assistance are available if required at an additional cost, whilst the rent and management charges are listed within this brochure.

Further benefits include heating system, double glazing throughout and no further chain delay.

Please contact us today on 01695 580801 to arrange a convenient time to view.

### COMMUNAL RECEPTION

Security intercom access system provides access into the reception area, restaurant, Hairdresser and wider development facilities.

### DEVELOPMENT FACILITIES

Brookside is situated in the heart of Ormskirk and is designed with you in mind, enabling you to live independently for longer with flexible support available when needed. You will have the peace of mind of knowing that everything you need is close by. The complex benefits from but is not limited to; Concierge secure entrance, reception, Restaurant, Hairdressers, Cinema room, Bingo sessions, breakfasting/communal rooms, games, music & relaxation rooms, secure registration monitored car park with camera systems & very well maintained communal garden areas for the enjoyment of all residents.

### SECOND FLOOR

Lift leads to a spacious communal landing area with access to all second floor apartments indicated.

### APARTMENT 98

### ACCOMMODATION

### HALLWAY

Entrance door leads into a spacious hallway with ceiling lighting, storage/cloak cupboard and double cupboard housing the central heating

boiler system. There is also an entryphone system and emergency pull-cord.

### LOUNGE

15'7" x 11'6" (4.75 x 3.51)

Main reception area of the property with doors and windows facing onto a sunny Juliet balcony and opening door. Excellent views over the main communal garden. With radiator panel, ceiling lighting, tv point, space for dining table and chairs & open access to the fitted kitchen

### MODERN FITTED KITCHEN

11'6" x 6'11" (3.51 x 2.12)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated appliances include, hob, oven, extractor chimney, sink and drainer unit & washing machine. Recessed spotlighting and down lighting.

### BEDROOM 1

14'6" x 14'3" (4.42 x 4.36)

A spacious double bedroom with two large windows providing a wealth of light. A modern range of fitted bedroom furniture including wardrobes, bedside tables and drawers/dressing unit.

### BEDROOM 2

11'10" x 7'4" (3.62 x 2.24)

Double glazed window unit, radiator panel, storage cupboards, dressing table & ceiling lighting.

### SHOWER SUITE

8'0" x 6'8" (2.45 x 2.05)

Fitted with a modern high specification 'Jack & Jill' style walk in shower suite with access doors to the hallway and master bedroom comprising; Shower enclosure with overhead mixer shower, low level wc with concealed cistern, vanity wash basin, contrasting tiled elevations, storage cupboards and ceiling lighting. Emergency pull-cord.

### SECOND FLOOR LOUNGE AREA

Situated throughout the development are numerous lounge areas for the use of residents, the nearest of these lounges being within close proximity

of the apartment. Pictures of this lounge will be found on the internet portals, however facilities within briefly comprise; panoramic windows with views over the development and surrounding area, dining tables and chairs and a kitchenette with power and running water for residents' usage.

### MANAGEMENT CHARGES

THE CURRENT VENDOR HAS INDICATED THE TOTAL AMOUNT PAYABLE TO THE MANAGEMENT COMPANY IN 2022 IS: RENT - £107.68 PER WEEK.,

SERVICE CHARGE: £173.00, PER week

Also included within these above fees are some utility fees.

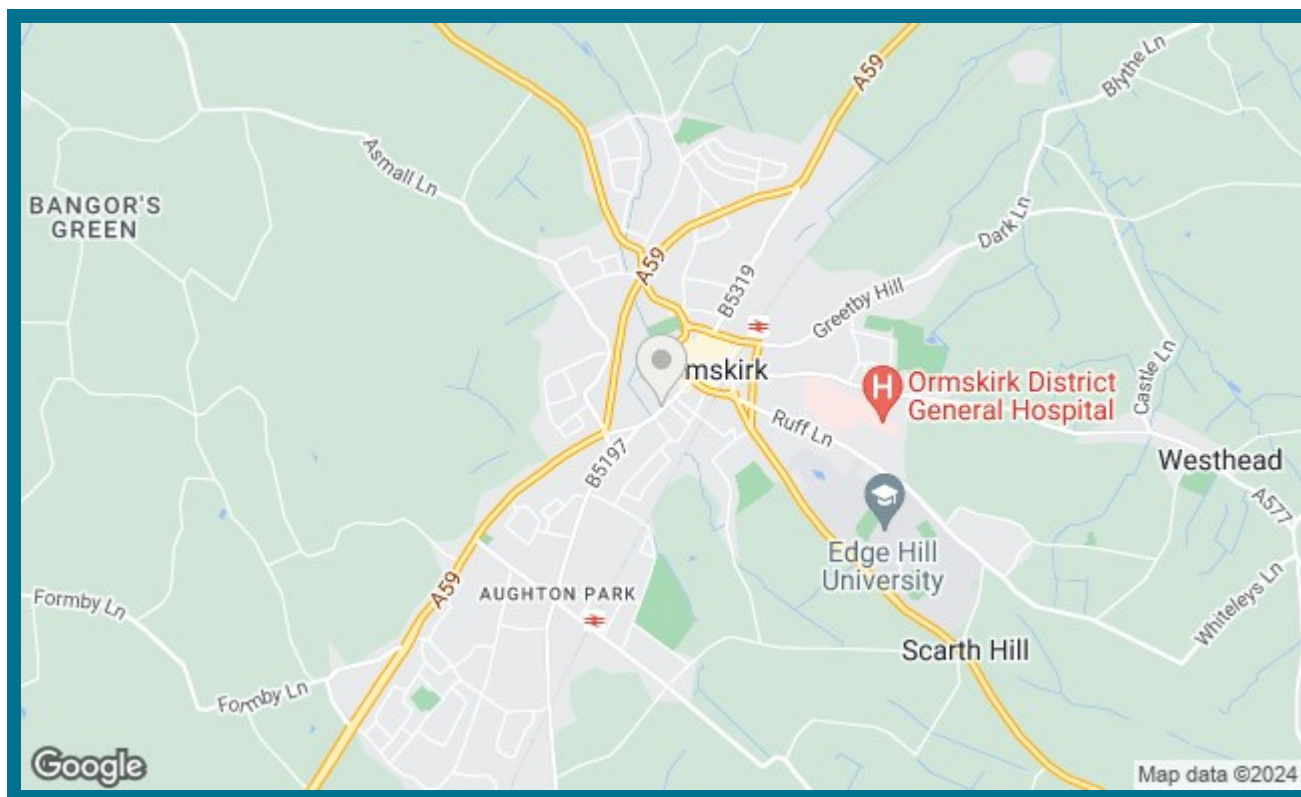
### COUNCIL TAX

Band D

### COMMUNAL AREA WALK THROUGH

<https://my.matterport.com/show/?m=S9dhBVT4fF2>

### VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



