



4 Derby House Windsor Court, Derby Street, Ormskirk, Lancashire L39 2DE
Offers Over £125,000





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REDUCED! A modern, well presented and spacious 2 Bedroom First Floor Apartment situated in a sought after central location with no chain delay.

This superb first floor apartment is situated adjacent to West Lancashire Council offices in Ormskirk and therefore enjoys a very desirable location whilst being situated close to numerous local amenities. The property is a short walk from Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Access to the Motorway Network (M58) is accessed at nearby Bickerstaffe, whilst Ormskirk town centre and it's impressive variety of Supermarkets, shops, twice weekly markets, restaurants and bars is also situated within walking distance.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, as is the superb Coronation Park & swimming pool/leisure centre.

The accommodation briefly comprises; communal hallway with security intercom access and lift to all floors, hallway, lounge, modern fitted kitchen, two double bedrooms, En-Suite shower room to the principal bedroom & modern bathroom suite. To the exterior are private development parking & communal areas, whilst the property further benefits from the addition of double glazed windows, electric heating system and is an ideal opportunity for buy to let investors, first time buyers, or those who require easy town centre access.

As we envisage high levels of interest, please contact us today to arrange a convenient time to view.

DIRECTIONS

From Ormskirk town centre, head east along Derby Street West and continue on to Derby Street, at the bridge, keep in the left hand Lane (marked Local Traffic) and continue past West Lancashire Council on the right hand side, turn next right into the development and Derby House can be found facing the road with the communal door located to the rear of the block.

GROUND FLOOR

COMMUNAL ENTRANCE

A Security Intercom system provides entry into the secure communal hallway, with lift and stairs leading to all apartments.

FIRST FLOOR

APARTMENT 4

ACCOMMODATION

HALLWAY

Timber entrance door, ceiling light points and storage cupboards. Provides access to all accommodation.

LOUNGE

Upvc double glazed windows, Laminate flooring, electric radiator panel, ceiling light points & TV ariel point.

MODERN FITTED KITCHEN

Fitted with a modern range of wall and base units together with contrasting work surfaces and splash back elevations. Stainless steel twin circular sink and drainer units, electric hob and oven, stainless steel extractor chimney, plumbed for washing machine, Upvc double glazed window and ceiling light point.

MASTER BEDROOM

Upvc double glazed window, electric radiator panel, ceiling light point, built in wardrobe.

EN-SUITE SHOWER ROOM

A modern white suite comprising; shower cubicle with overhead shower, low level WC and wash hand basin. Part tiled elevations, extractor fan, ceiling light point.

BEDROOM TWO

Upvc double glazed window, electric radiator panel, ceiling light point.

BATHROOM SUITE

A modern white bathroom suite comprising; panelled bath with bath shower/mixer taps, shower, low level WC and wash hand basin. Part tiled elevations, extractor fan, ceiling light point.

EXTERIOR

Communal Gardens, residents parking area for all apartments. The apartment has two parking permits.

MATERIAL INFORMATION

TENURE

LEASEHOLD

LEASE DETAILS

DATE: 3 June 2005

TERM: 999 Years from 1 January 2005

MANAGEMENT CHARGES

SEVICE CHARGE:

£526.12 payable twice yearly in April and again in October.

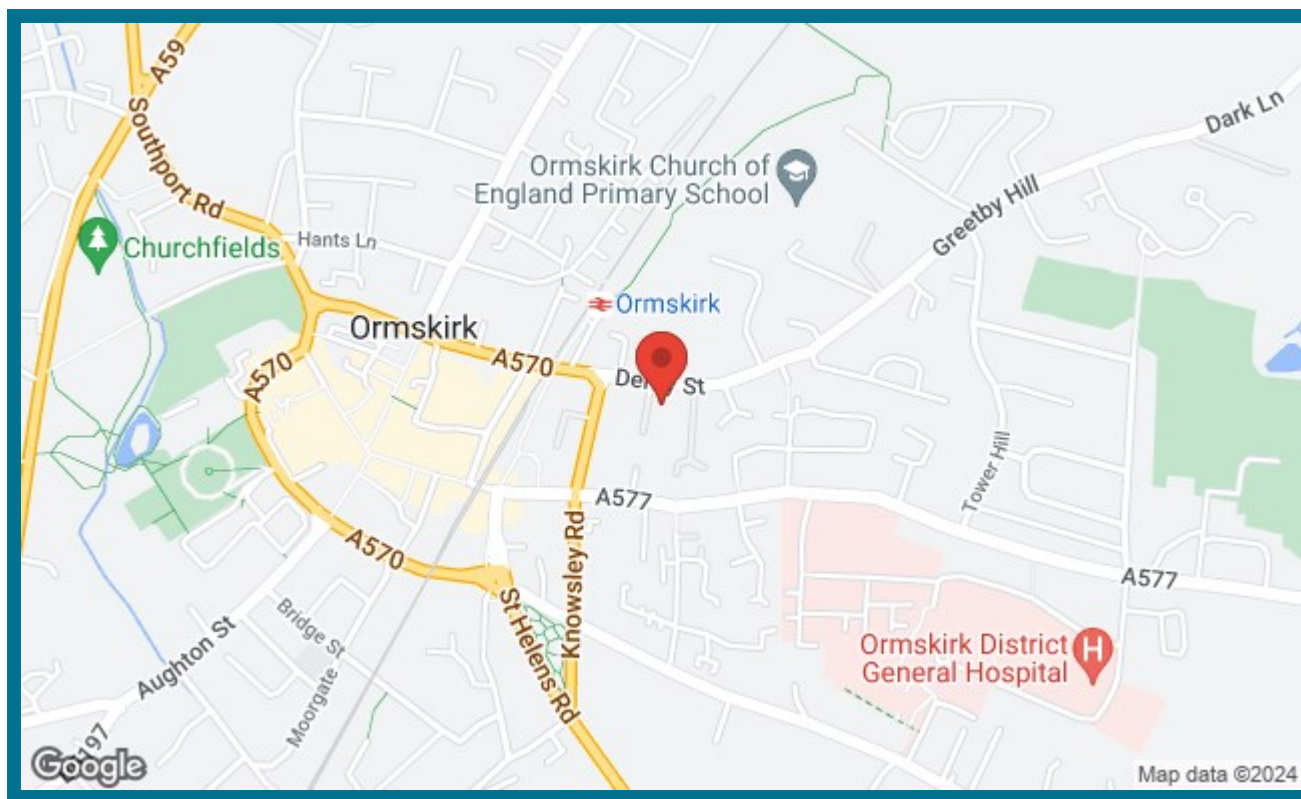
GROUND RENT:

£175.00 per annum.

COUNCIL TAX BAND

Council Tax Band C

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.



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the position of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales	EU Directive 2002/91/EC	

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



