



BW
BRIGHOUSE
WOLFF

Flat 2 Alexander Court, Station Approach, Ormskirk L39 2YN
£750 Per Month





Flat 2 Alexander Court, Station Approach, Ormskirk L39 2YN

A Very Spacious 2 Bedroom First Floor Town Centre Apartment Which Has Been Refurbished & Modernised Throughout.

Available April 24 on an unfurnished basis. 6 or 12 Month AST. Unsuitable for children, No smokers nor pets sorry.

The accommodation which is well presented briefly comprises; Entrance hallway, lounge and modern fitted kitchen, two well proportioned bedrooms and bathroom suite. To the exterior are shared gardens and parking.

The property is ideally located within close proximity of Ormskirk railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital and Edge Hill University.

The A59 and M58 both of which provide excellent transport links are located within a short drive.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

Council Tax 2023/24

Band: A

Charge: £1422.24

West Lancs Council Website.

ENTRANCE HALLWAY

LANDING

LOUNGE

15'5" x 13'5" (4.72 x 4.09)

MODERN FITTED KITCHEN

10'1" x 8'9" (3.09 x 2.69)

BEDROOM 1

13'6" x 8'9" (4.13 x 2.68)

BEDROOM 2

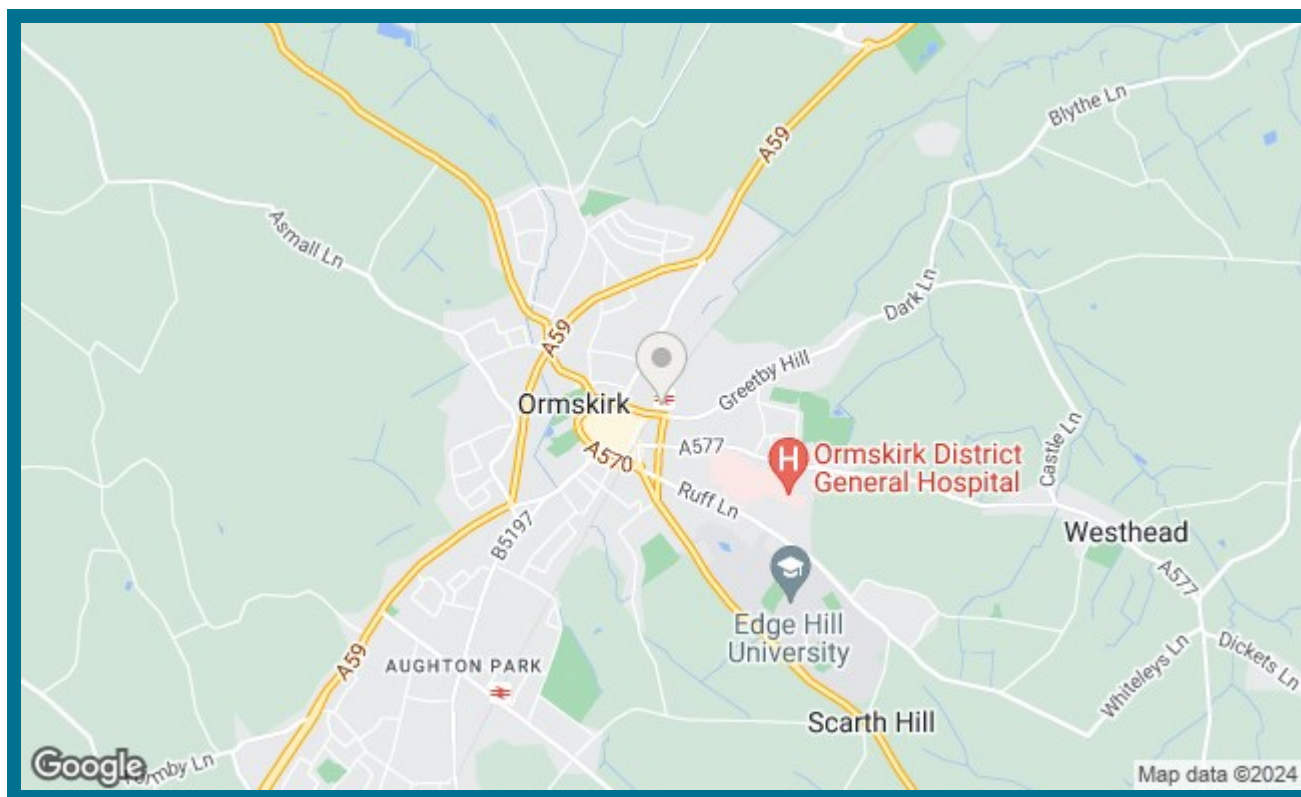
10'9" x 8'9" (3.28 x 2.68)

BATHROOM SUITE

7'1" x 5'10" (2.17 x 1.78)

GARDEN & PARKING





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.

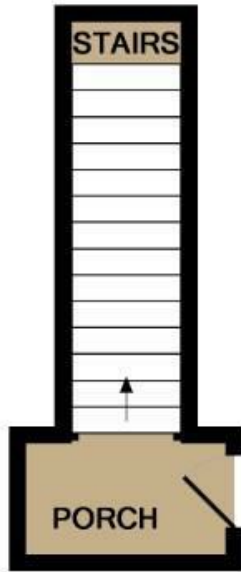
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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.



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ENTRANCE FLOOR
APPROX. FLOOR
AREA 67 SQ.FT.
(6.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained hereof, 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 a guide only. No responsibility is taken for any omission, or mis-statement. The services, systems and appliances shown have not been tested and no responsibility is taken for any omission, or mis-statement. The services, systems and appliances shown have not been tested and no responsibility is taken for any omission, or mis-statement. The services, systems and appliances shown have not been tested and no responsibility is taken for any omission, or mis-statement.

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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		
	76	76
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		
	77	77
England & Wales	EU Directive 2002/91/EC	

