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BRIGHOUSE  
WOLFF

44 Millers Court, Ormskirk, L39 4XF  
£65,000





44 Millers Court, Ormskirk, L39 4XF

A Spacious Two Bedroom First Floor Over 55's Apartment Set In Much Sought After Development.

The property is offered on a 70% shared ownership basis and any prospective purchaser must satisfy Redwing Living's qualification criteria. The property is only available to the over 55's.

The property is located within easy access of Ormskirk town centre and enjoys a very desirable location whilst being situated close to numerous local amenities. The property is a short distance 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; ground floor hallway, landing with large storage cupboard, lounge, fitted kitchen, two bedrooms & shower suite. To the exterior are private development parking & communal areas, whilst the property further benefits from the addition of double glazed windows and gas central heating with combination boiler.

Early viewing is essential to appreciate.

## ACCOMMODATION

### GROUND FLOOR

#### EXTRANCE HALLWAY

A double glazed entrance door provides access into all accommodation.

#### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to the main landing area which has a double glazed window to the front elevation, large storage cupboard, door access into all rooms & ceiling lighting.

#### LOUNGE

14'4" x 11'10" (4.38 x 3.63)

With double glazed window overlooking the development gardens, radiator panel, tv point & ceiling lighting.

#### FITTED KITCHEN

12'1" x 6'4" (3.69 x 1.95)

Fitted with a range of wall and base units together with contrasting work surfaces and splash back tiling. Stainless steel sink and drainer unit, cooker point, plumbing for washing machine, ceiling lighting and double glazed window to the front elevation.

#### BEDROOM 1

13'0" x 9'10" (3.97 x 3.00)

A spacious double bedroom with double glazed window overlooking the gardens, radiator panel & ceiling lighting.

#### BEDROOM 2

9'10" x 6'2" (3.00 x 1.90)

Double glazed window to the front elevation, radiator panel & ceiling lighting. Wall mounted Vaillant combination boiler.

## SHOWER SUITE

7'0" x 5'8" (2.15 x 1.73)

Fitted with a three piece shower suite comprising; corner shower cubicle with over

## EXTERIOR & DEVELOPMENT

The property is accessed via the development road off Mill Street. With ample residents off-road parking and very well maintained communal garden areas to numerous aspects, all which have well stocked and well kept flower, shrub and tree borders with the garden area directly to the rear of the property having a patio/seating area adjacent.

## MATERIAL INFORMATION

### TENURE

LEASEHOLD

Date: 27 November 2007

Term 99 Years from 27 November 2007- A new 99 year lease will be granted upon completion.

## MANAGEMENT & OTHER CHARGES

The property is available on a 70% shared ownership basis with a further 30% being retained by Redwing Housing Association.

The breakdown of the service charge is:

£2.43 Electricity Charge.

£3.00 Audit Fee

£5.88 Window Cleaning.

£6.94 Gutter cleaning.

£9.79 Sinking fund.

£13.92 Building insurance.

£14.15 Grounds maintenance

£20.83 Day to day repairs.

£24.22 Management fee.

£101.16 Total.

## COUNCIL TAX BAND

West Lancs Council 2024/25

Band: B

Charge: £1736.83

## INTERNET & BROADBAND

Ofcom Website

Ultrafast Broadband - Available

Mobile Voice & Data - Likely.

## FURTHER INFORMATION

The development is strictly for the over 55's, with a qualification process having to be met prior to any purchase. The development consists mainly of two bedroom ground & first floor apartments with well maintained communal gardens throughout and is within close proximity of Ormskirk town centre and its associated amenities.

## CONSTRUCTION

All brick built buildings with a tiled and pitched roof.

## 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.

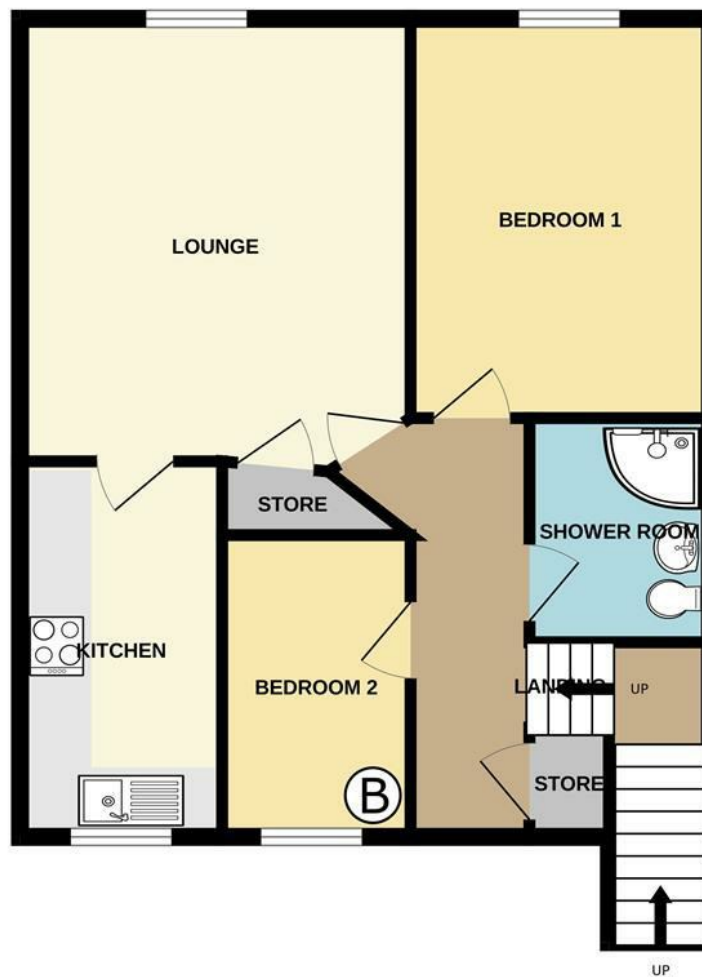
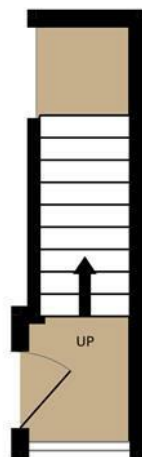
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling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



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GROUND FLOOR  
49 sq.ft. (4.5 sq.m.) approx.

ACCOMMODATION / FIRST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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