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BRIGHOUSE  
WOLFF

Arnian Court Middlewood Road, Ormskirk, L39 6RH

£150,000





## Arnian Court Middlewood Road, Ormskirk, L39 6RH

A purpose built and well presented 2 bedroom ground floor apartment set in a much sought after area within very close proximity of Town Green Railway station, shops, bistro's and amenities.

The property is situated in the ever popular Arnian Court development adjacent to Town Green Rail station and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. The station provides excellent access into Liverpool City Centre.

Access to the Motorway Network M58 / M57 is also situated nearby, whilst Ormskirk town centre and it's variety of Supermarkets, shops, restaurants and bars is also set within a short drive or train hop. Edge Hill University, Coronation park, leisure centre and Ormskirk Hospital are also located locally.

The accommodation which is well presented throughout, briefly comprises, Communal hall, hallway, lounge, modern fitted kitchen, 2 double bedrooms & modern shower suite. To the exterior are Communal Garden areas surrounding.

Further benefits include Gas central heating with recently fitted combination boiler and double glazing throughout.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

### ACCOMMODATION

#### GROUND FLOOR

#### COMMUNAL HALLWAY

Security Intercom access system.

The communal hallway is accessed via a covered area on the front elevation of the development.

Stairs lead to the upper floors, ceiling lighting.

#### FLAT 20

#### HALLWAY

A composite door provides access into the main hallway which in turn leads to all accommodation

#### LOUNGE

13'11" x 12'0" (4.25 x 3.67)

A light and spacious main reception room with large double glazed windows, tv point, coved ceiling, radiator panel & ceiling lighting.

#### FITTED KITCHEN

9'11" x 9'10" (3.04 x 3.02)

Fitted with a modern and comprehensive range of wall and base units with part tiled walls and contrasting work surfaces. Integrated hob, oven, sink and drainer unit, plumbing for washing machine, recessed spotlighting and window unit.

#### BEDROOM 1

12'11" x 9'4" (3.96 x 2.85)

A spacious double bedroom with window unit, floor to ceiling wardrobe, radiator panel & ceiling lighting.

## BEDROOM 2

12'4" max x 10'5" (3.78 max x 3.18)

Another double bedroom with window unit, radiator panel, built in wardrobe and ceiling lighting.

## SHOWER SUITE

7'4" x 6'6" (2.25 x 1.99)

Fitted with a modern 3 piece shower suite comprising oversized shower cubicle with overhead shower and screen, low level WC, vanity wash basin, tiled elevations, ceiling light point, frosted window.

## DEVELOPMENT

The exterior elements of the property have well maintained and well stocked communal garden areas - the majority of which are laid to lawn with ornamental flower, shrub & tree borders along with washing areas and patio/seating area's.

## MATERIAL INFORMATION

There is a service charge payable of £1010.20 per annum and this includes the cost of insuring and maintaining the building, Cleaning and lighting of communal areas and gardening services.

## TENURE

LEASEHOLD.

DATE: 31 July 1963

TERM: 999 Years From 24 June 1962

RENT: £8

## MANAGEMENT FEES

We have been advised by the vendor that the current management fee is £1010.20 per annum.

## COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1754.17

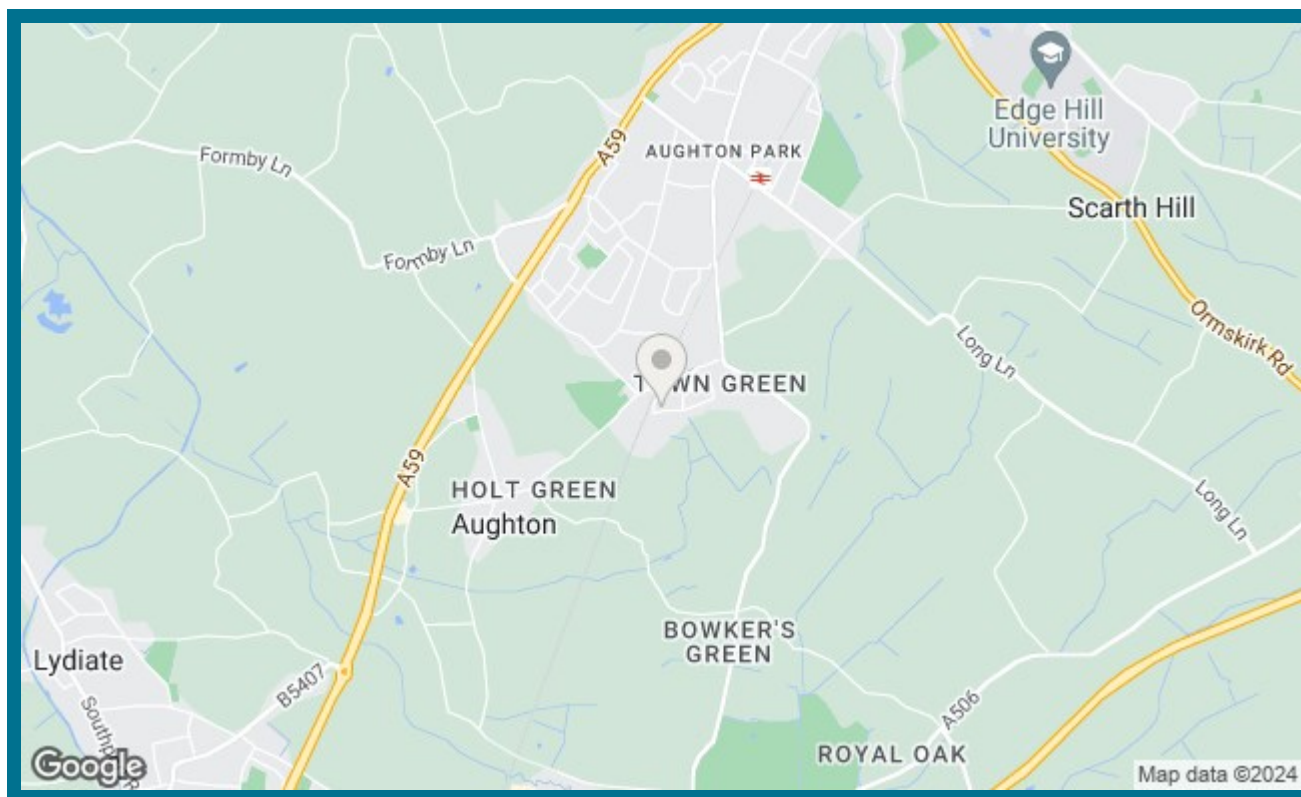
## BROADBAND

Superfast Broadband Available - Ofcom Website

## CONSTRUCTION

Block - brick with 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.

