



A well presented 2 bed first floor apartment which is set in a much sought after area within very close proximity of Town Green Railway station and amenities.

Available July on a 12 month tenancy on a part furnished basis..

The property is situated in Sought after Arnian Court which lies adjacent to Town Green Rail station which provides excellent access into Liverpool City Centre. The property therefore enjoys a very desirable location whilst being ideally situated for restaurants, shops, bistros' and bars.

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 journey.

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 bedrooms & modern bathroom suite. To the exterior are Communal Garden



£750 Per Calendar Month

Arnian Court Middlewood Road, Ormskirk, L39 6RH

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.

FIRST FLOOR

APARTMENT 15

HALLWAY

An entrance door provides access into the main hallway which in turn leads to all accommodation

LOUNGE 14'4" x 11'11" max (4.37 x 3.65 max)

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

FITTED KITCHEN 9'1" x 6'5" (2.77 x 1.98)

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

BEDROOM 1 12'2" x 9'4" (3.71 x 2.87)

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

BEDROOM 2 10'2" x 7'5" (3.10 x 2.27)

Window unit, radiator panel and ceiling lighting.

BATHROOM SUITE

Fitted with a modern 3 piece bathroom suite in white comprising; A P shaped panelled bath with overhead shower and glass shower screen, low level WC, vanity wash basin with modern fitted units, tiled elevations, ceiling light point, frosted window.

WIDER 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 drying areas and patio/seating area's.

MATERIAL INFORMATION

COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1754.17

BROADBAND

Superfast Broadband Available - Ofcom Website

VIEWING BY APPOINTMENT

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, lengths, widths and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. They plan is for illustrative purposes only and should be used as a guide only and not as a substitute for a professional survey. The layout, fixtures and fittings shown are not intended to represent any particular brand or make of product. Made with Blueprints (2024)

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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