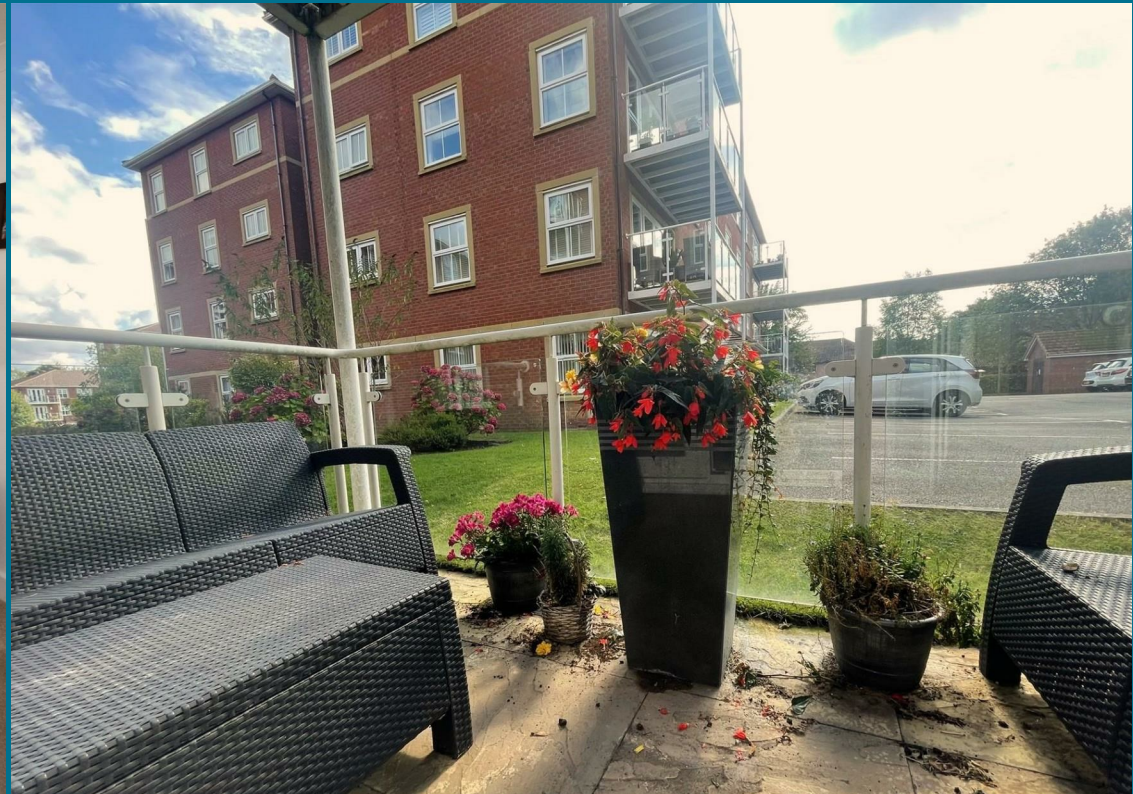




*BW*  
BRIGHOUSE  
WOLFF

**3 St James House Aughton Park Drive, Aughton, Lancashire L39 5RL**

**£235,000**





## 3 St James House Aughton Park Drive, Aughton, Lancashire L39 5RL

A well presented two bedroom ground floor apartment, which is situated in a much sought after development in Aughton.

The accommodation which has the benefit of having no chain delay, provides a light, flexible and spacious layout and briefly comprises; Communal hallway, entrance hallway, lounge with sun terrace/seating area with views over the development and gardens, modern fitted breakfasting kitchen, two generous bedrooms with the master being served by modern en-suite shower room & modern three piece bathroom suite.

To the exterior of the property are very well maintained communal garden areas with off road parking provided by allocated and visitor spaces. The property further benefits from the addition of Electrical storage/wall heaters and double glazing throughout.

The apartment is ideally situated for Aughton Park rail station which provides direct access into Liverpool City Centre and is located within a short walk. Aughton Village and it's wider amenities are set close by, whilst Ormskirk town centre with its variety of shops, supermarkets, restaurants and bars not to mention its bustling twice weekly markets is also within a short drive or brisk walk.

Edge Hill University & Ormskirk Hospital are also conveniently situated as is the A59 and M58 both of which provide excellent road links.

Early viewing is essential to avoid the disappointment of missing out!

Call Brighouse Wolff today on 01695 580801 to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL HALLWAY

A Security intercom access system provides secure access into a large communal hallway with stairs, lift & post boxes.

##### APARTMENT 3

##### ENTRANCE HALLWAY

Provides access into all accommodation. Timber front door, ceiling light points, storage cupboard with hot water cylinder & secondary cloaks cupboard.

##### LOUNGE

15'11" x 13'2" max (4.87 x 4.03 max)

With double glazed double doors and windows leading onto the balcony area, electric fire with stone effect feature fire place, TV Ariel point, storage heater, ceiling light points and coved ceiling.

##### SUN TERRACE

An external terrace/balcony area provides superb outside space and offers views over the development gardens. With ample space for table and chairs and accessed via the main lounge area.

##### FITTED KITCHEN

11'11" x 7'10" (3.65 x 2.39)

A light and spacious breakfasting kitchen area fitted with a modern and comprehensive range of wall and base units, together with contrasting work surfaces and contemporary tiled splash backs. Built in appliances including induction hob, double oven & extractor chimney. Stainless steel

sink and drainer unit, plumbing for washing machine, double glazed windows, recessed spotlighting.

### **BEDROOM 1**

**11'11" x 11'0" max (3.65 x 3.36 max)**

Double glazed window, a range of modern fitted bedroom furniture and wardrobes, ceiling light point & electric heating.

### **EN-SUITE**

A modern three piece shower suite comprising; shower cubicle with overhead mixer shower and shower screen, low level WC, vanity wash basin and units, partially tiled walls, stainless steel heated towel rail, ceiling lighting & extractor fan.

### **BEDROOM 2**

**10'7" x 9'6" (3.25 x 2.90)**

Double glazed window, a range of modern fitted bedroom furniture and wardrobes, ceiling light point & electric heater.

### **BATHROOM SUITE**

A modern three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, low level WC, vanity wash basin and unit, partially tiled walls, stainless steel heated towel rail, ceiling lighting & extractor fan.

### **EXTERIOR**

#### **COMMUNAL GARDENS**

Well stocked and well kept communal gardens surround the development along with communal refuge areas, facilities etc.

#### **PARKING**

To the exterior of the development is a dedicated residents and visitors car park with spaces marked accordingly. The apartment has its own dedicated parking space shown upon the lease.

#### **DEVELOPMENT**

ST. James's house is part of a modern development of executive apartments in the sought after parish of Aughton. The overall development houses several blocks of three storey flats of differing sizes. Apartment

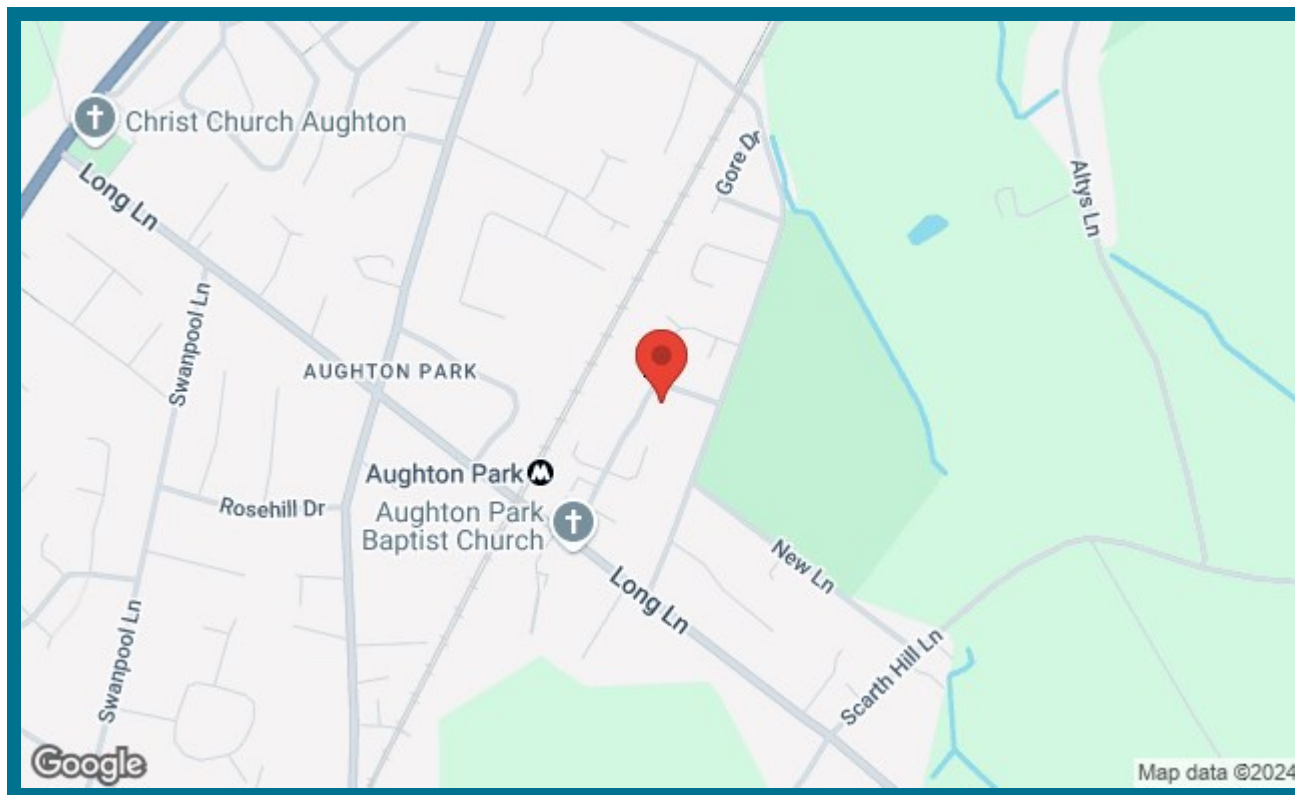
number is located upon the ground floor which adds to its desirability.

The property is accessed via a security intercom access system with lift & stairs leading to all floors.

#### **MANAGEMENT & LEASE CHARGES**

We have been informed by the Management Company that the fees payable for 2024 are £1,329.91 per annum OR £332.47 quarterly.

There is a Ground Rent payable of approximately £190.00 per annum (this is to be confirmed asap.).



### 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  
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	



