



**BRIGHOUSE
WOLFF**

2 Sandringham House, Aughton Park Drive, Aughton, Lancs L39 5RA
£325,000



An immaculately presented two bedroom ground floor executive apartment situated in a much sought after development in Aughton.

The accommodation which is very well presented throughout provides a light, flexible and spacious layout and briefly comprises; Communal hallway, entrance hallway, lounge with large sun terrace/seating area offering panoramic views, modern fitted breakfasting kitchen, two very 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 heaters and double glazing throughout.

Sandringham House is ideally situated for Aughton Park rail station which provides direct access into Liverpool City Centre and is located within a short walk of Aughton Village amenities, 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 it the A59 and M58 both of which provide excellent road links.

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

Call Brighthouse 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 2

ENTRANCE HALLWAY

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

LOUNGE

17'0" x 16'6" (5.20 x 5.05)

With double glazed double doors and windows leading onto the balcony area, two further windows, 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

12'11" x 11'3" (3.96 x 3.45)

A light and spacious breakfasting kitchen area fitted with a modern and comprehensive range of wall and base units finished in white gloss, together with contrasting dark coloured work surfaces and contemporary tiled splash backs. Built in appliances including induction hob, double oven & extractor chimney. Stainless steel 1 1/2 bowl sink and drainer unit, washing machine and dishwasher, double glazed window, recessed spot lighting.

BEDROOM 1

20'0" x 11'9" (6.10 x 3.60)

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

EN-SUITE SHOWER ROOM

7'8" x 4'11" (2.35 x 1.52)

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

BEDROOM 2

16'4" x 9'11" (4.99 x 3.04)

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

BATHROOM SUITE

7'5" x 6'6" (2.28 x 1.99)

A modern three piece bathroom suite comprising; panelled bath with overhead mixer shower and glass shower screen, low level WC, vanity wash basin and unit, ceramic tiled walls and flooring, stainless steel heated towel rail, recessed spot 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 it's own dedicated parking space shown upon the lease.

DEVELOPMENT

Sandringham house is a part of a modern development of executive apartments in Aughton which provide secure living. The overall development houses several blocks of three storey flats of differing sizes.

Apartment number 2 Sandringham is one of the larger properties within the wider development.

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

MATERIAL INFORMATION

TENURE

LEASEHOLD

Date: 30 April 2013

Term: 125 Years from 1 January 2008

MANAGEMENT & LEASE CHARGES

We have been informed by the Management Company that the fees payable for 2024 are £1,499.84 per annum OR £374.96 quarterly.

There is a Ground Rent payable at £190.00 per annum

COUNCIL TAX

West Lancs Council 2024/25

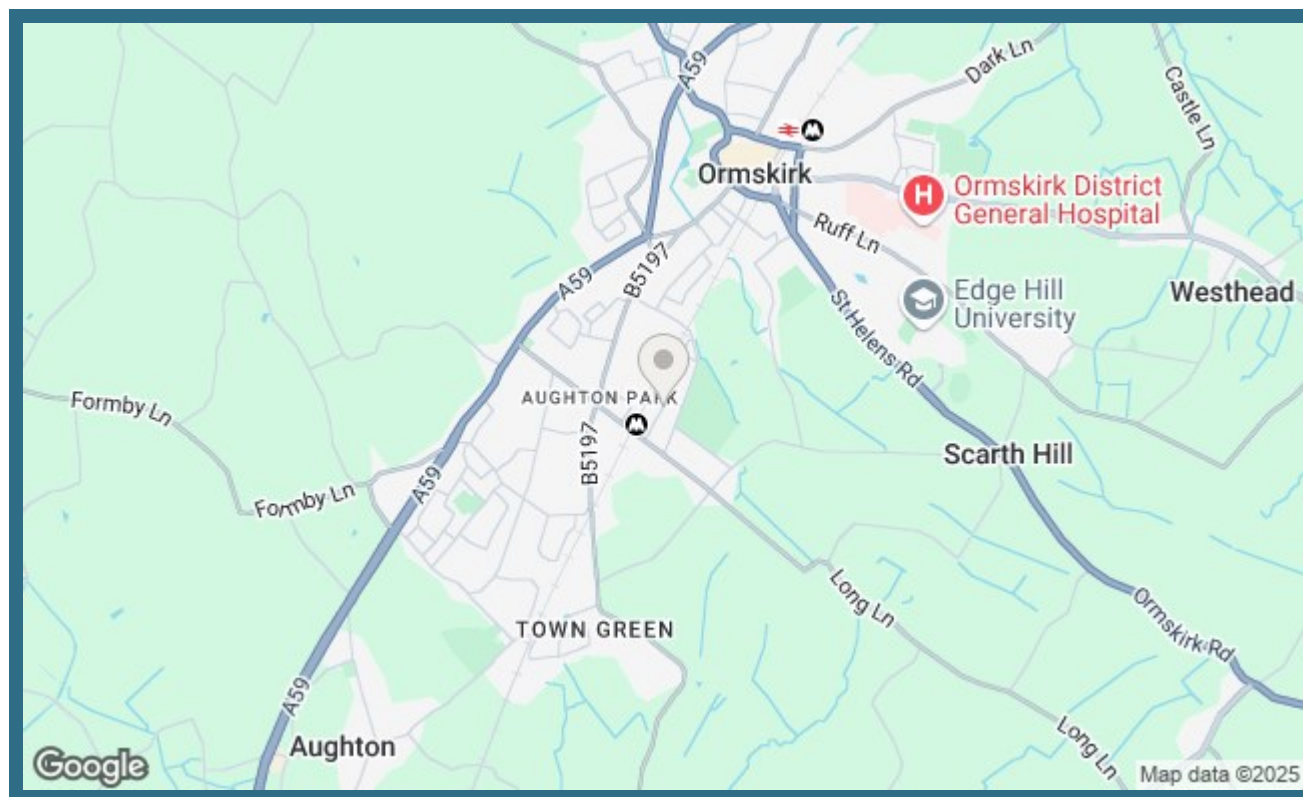
Band: D

Charge: £2255.37

BROADBAND AVAILABILITY

Superfast Broadband is available - OfCom.

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.

GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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		
(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 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		
England & Wales	EU Directive 2002/91/EC	



