



BRIGHOUSE  
WOLFF

26 Brookside, Aughton Street, Ormskirk, L39 3BP  
**£130,000**





A superb ground floor over 55's retirement apartment

A very spacious 2 bedroom ground floor apartment which is set in a modern town centre retirement complex within close proximity of Ormskirk town centre and its associated amenities.

This well appointed development is located just off Aughton Street in Ormskirk and therefore enjoys a peaceful location whilst being set within close proximity of Ormskirk town centre with it's wide variety of supermarkets, shops, restaurants and twice weekly markets.

Ormskirk Hospital is located within ease of access, as are the town's rail and bus stations which both provide direct access into Liverpool City Centre. Access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The accommodation which is modern and well presented throughout briefly comprises; Communal entrance hallway with lifts to all floors, Entrance hallway with storage cupboards, lounge/diner with large L shaped sun terrace adjacent, modern fitted kitchen, two bedrooms and modern high specification Jack & Jill style shower suite.

The wider complex features but is not limited to; communal reception, 'Brookes' Bistro, Hairdressers, breakfasting/communal/music & games rooms, monitored residents car parking & very well maintained communal garden areas.

A 24 Hours call/care line and additional support for those requiring a little extra assistance are available if required at an additional cost.

Further benefits include heating system, double glazing throughout and no further chain delay.

### COMMUNAL RECEPTION

Security intercom access system provides access into the reception area, restaurant, Hairdresser and wider development facilities.

### COMMUNAL HALLWAYS

A spacious communal hallway area with access to all ground floor apartments indicated. lifts lead to further floors and communal lounges.

### ACCOMMODATION

#### APARTMENT 26

#### HALLWAY

Entrance door leads into a spacious hallway with ceiling lighting, storage/cloak cupboard and double cupboard housing the central heating boiler system. There is also an entry phone system and emergency pull-cord.

#### LOUNGE & DINING

15'11" x 11'5" (4.87 x 3.50)

Main reception area of the property with door and windows facing onto a sunny terraced patio area.

With radiator panel, ceiling lighting, tv point, space for dining table and chairs & open access to the fitted kitchen

#### SUN TERRACE

A spacious L shaped outside patio/seating area with direct corner views over the communal gardens.



## FITTED KITCHEN

11'5" x 6'11" (3.50 x 2.13)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated appliances include, hob, oven, extractor chimney, sink and drainer unit & washing machine. Recessed spotlighting and down lighting.

## BEDROOM 1

14'3" x 10'9" (4.35 x 3.30)

A spacious double bedroom with window, wall mounted electric radiator and ceiling lighting.

## BEDROOM 2

12'2" x 7'5" (3.72 x 2.28)

Double bedroom with window, wall mounted electric radiator and ceiling lighting.

## WET ROOM

7'6" x 6'9" (2.31 x 2.06)

Fitted with a modern high specification 'Jack & Jill' style walk in shower suite with access doors to the hallway and master bedroom comprising; Shower enclosure with overhead mixer shower, low level wc with concealed cistern, vanity wash basin, contrasting tiled elevations, storage cupboards and ceiling lighting. Emergency pull-cord.

## DEVELOPMENT AMENITIES

Brookside is situated in the heart of Ormskirk and is designed with you in mind, enabling you to live independently for longer with flexible support available when needed. You will have the peace of mind of knowing that everything you need is close by. The complex benefits from but is not limited to; Concierge secure entrance, reception, Restaurant, Hairdressers, Cinema room, Bingo sessions, breakfasting/communal rooms, games, music & relaxation rooms, secure registration monitored car park with camera systems & very well maintained communal garden areas for the enjoyment of all residents.

## COMMUNAL LOUNGES

Situated throughout the development are numerous lounge areas for the use of residents, the nearest of these lounges being within close proximity

of the apartment. Pictures of this lounge will be found on the internet portals, however facilities within briefly comprise; panoramic windows with views over the development and surrounding area, dining tables and chairs and a kitchenette with power and running water for residents' usage.

## MATERIAL INFORMATION

### TENURE

LEASEHOLD

DATE: 27 JULY 2012

TERM: 125 YEARS FROM 27 JULY 2012

### COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2,233.07

### BROADBAND AND MOBILE

Broadband: Ultrafast Broadband is available - Highest available download Speed: 1800 Mbps Highest available upload Speed:220 Mbps

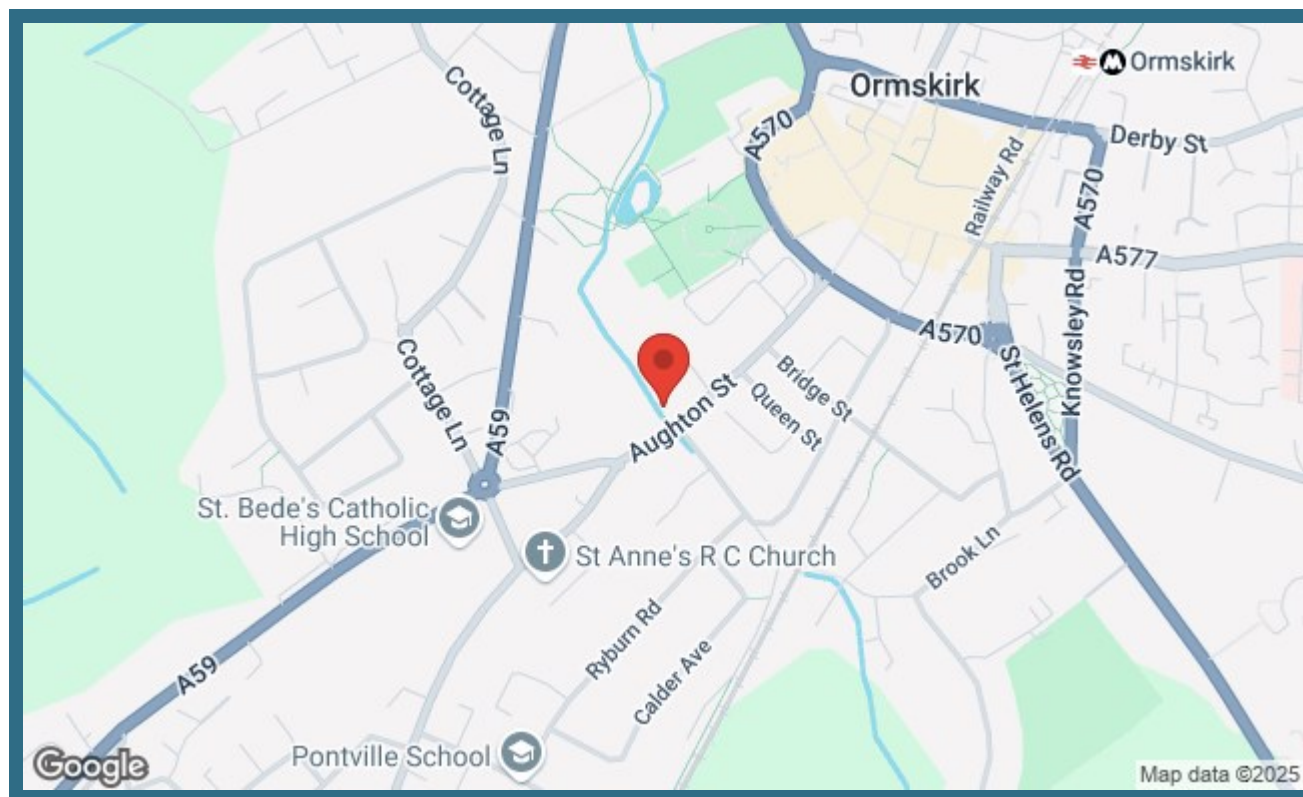
Mobile Coverage: Limited/Likely

### COMMUNAL AREA WALK THROUGH

<https://my.matterport.com/show/?m=S9dhBVT4fF2>

### MANAGEMENT FEES

Current Service charge for 2025 is £168.00.



### 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  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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 <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		







