

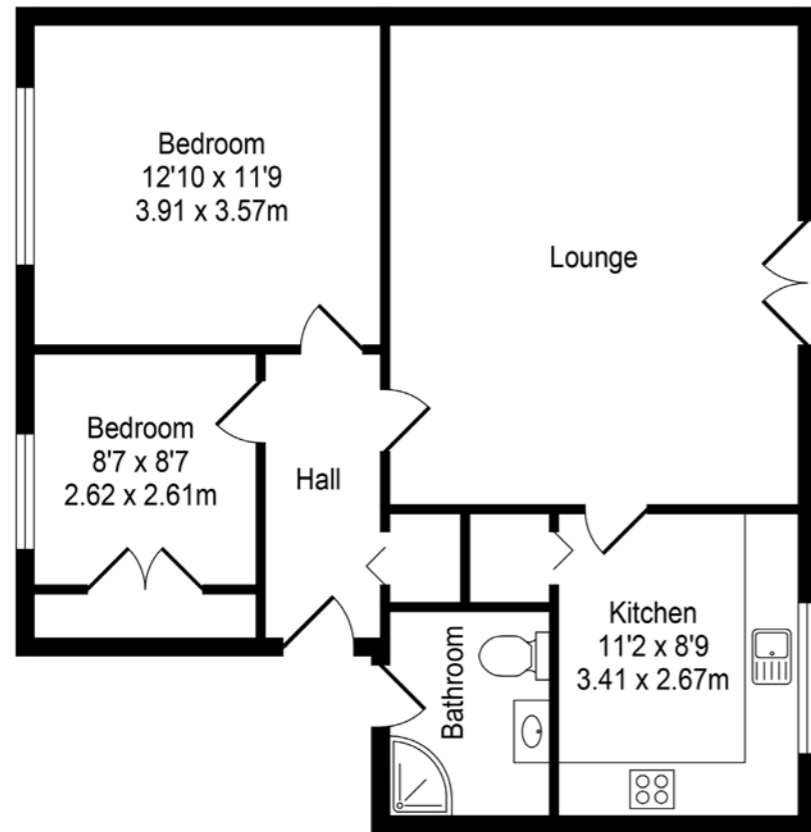


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 738 Sq.ft. (68.54 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Tenure: We are advised by our client that the property is Leasehold
 Ground Rent: £100 p.a.
 Service Charge Payable: £1200 p.a.
 Council Tax Band: C
 Details Prepared: 14/08/2024

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to present this prestigious two-bedroom first-floor apartment for sale, nestled attractively within the highly regarded Mill Leat development in the heart of Parbold, West Lincs.

This well-appointed property offers an ideal blend of comfort and convenience, making it an appealing choice for first-time buyers, downsizers, or investors. Its prime location provides easy access to a range of local amenities, including excellent schools, charming shops, and delightful eateries. Parbold's vibrant community and picturesque surroundings further enhance the appeal of this residence, offering a peaceful yet connected lifestyle.

The local area of Parbold is renowned for its scenic beauty and strong community spirit. Residents enjoy the benefits of living in a village with a rich history and a welcoming atmosphere. The area boasts excellent transport links, with Parbold railway station offering direct services to Wigan, Manchester, and Southport, making commuting effortless. Additionally, the nearby motorway network provides easy access to larger cities, making this location ideal for those seeking a tranquil village life without compromising on connectivity.

Upon approaching the property, you are greeted by well-maintained communal areas that set the tone for this desirable residence. The exterior of the development is both modern and inviting, featuring attractive brickwork and large windows that flood the interiors with natural light. The apartment itself benefits from allocated resident parking, ensuring convenience and ease of access. The communal gardens are beautifully landscaped, offering a pleasant environment for residents to enjoy the outdoors in a peaceful setting.

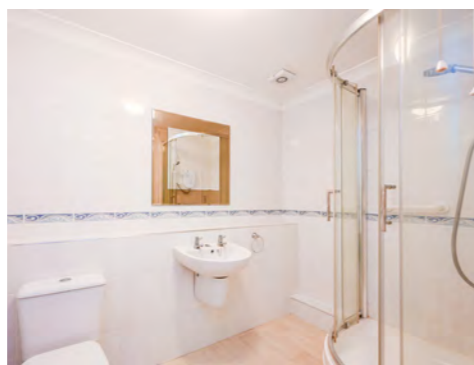
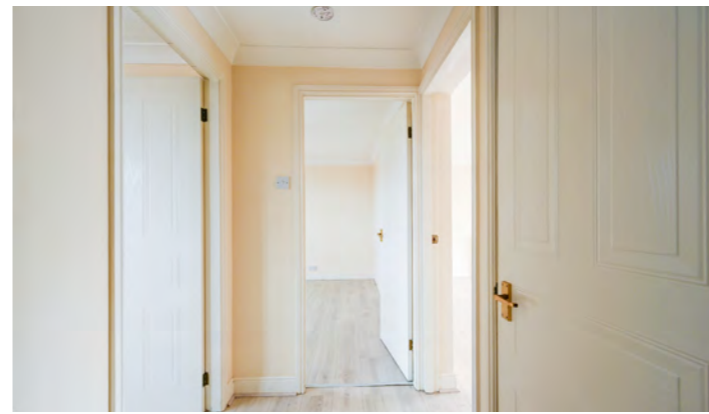
Stepping inside the apartment, you are welcomed into a bright and spacious main living area, which is bathed in natural light through Juliet balcony doors that provide a charming outlook over the surrounding area. The living room offers ample space for both relaxation and entertaining, with a neutral décor that creates a warm and inviting ambiance. The fitted kitchen is a standout feature, boasting a range of wall, base, and tower units with stylish contrasting work surfaces. It comes fully equipped with integrated appliances, ensuring a seamless cooking experience. An ample dining area within the kitchen provides the perfect spot for casual dining or entertaining guests. The property also includes a convenient cloakroom/WC, adding to the practicality of the layout.

The apartment comprises two generously sized bedrooms, both of which are tastefully decorated and feature integrated wardrobes that provide ample storage space. The neutral colour scheme throughout the bedrooms ensures a calm and restful environment. The modern bathroom suite is well-appointed, featuring a corner shower, WC, and a vanity wash hand basin, all designed with contemporary style and functionality in mind.

The outdoor spaces of Mill Leat are equally impressive, with well-maintained communal gardens that offer a tranquil retreat for residents. The gardens are perfect for enjoying a quiet afternoon outdoors or socialising with neighbours in a serene setting. The development also benefits from a thriving community of established residents, contributing to the friendly and welcoming atmosphere that makes Mill Leat such a desirable place to live.

This apartment represents an excellent opportunity to own a stylish and modern home in a sought-after location. With its generous 738 square feet of living space, allocated parking, and access to beautifully maintained communal gardens, this property is both practical and desirable. Internal inspection is highly recommended to fully appreciate the quality and appeal of this residence.





KEY FEATURES

- First-Floor Apartment
- Two Bedrooms
- No Chain
- Circa 738 Square Feet
- Spacious Living Area with Juliet Balcony
- Well-Maintained Communal Gardens
- Carport
- Canal Views
- Prime Village Location



