

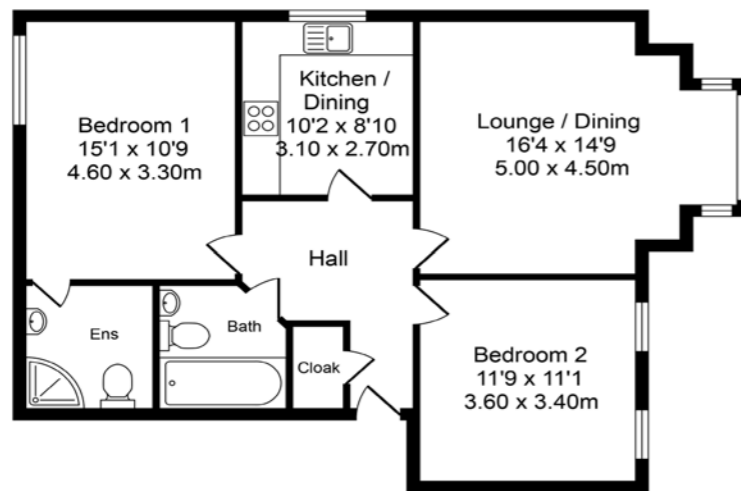


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 805 Sq.ft. (74.8 Sq.M.)

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



Approx. Floor Area 805 Sq.Ft (74.8 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure: Leasehold
Years Remaining on Lease: 233 years
Ground Rent: £150
Service Charge: £95 per month
Council Tax Band: B
Details Prepared 25/11/22

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.

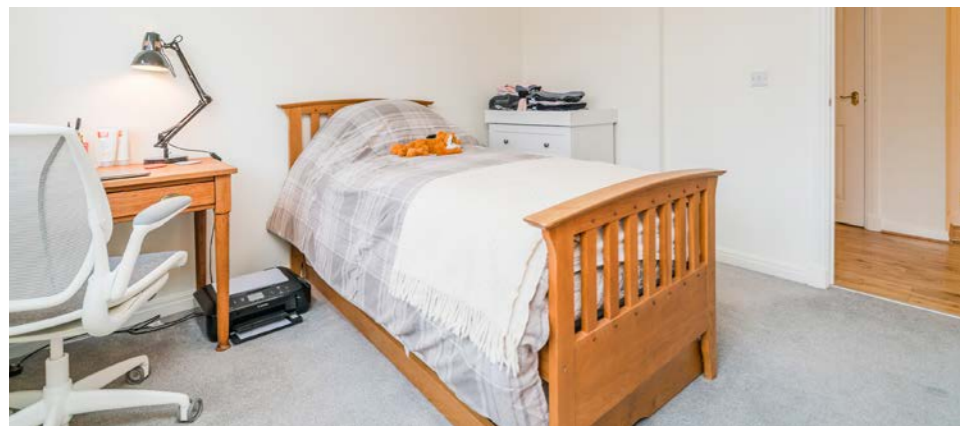
Situated close to Chorley town centre and local amenities, this superb two bedroom purpose built first floor apartment is located in a sought after area. Built approximately 20 years ago the property offers spacious and well-proportioned accommodation, which includes a lounge with bay window to the front, a kitchen with integrated appliances, a main bedroom with en suite, a generous second bedroom and separate bathroom. This attractive home has the advantage of economical gas central heating, NEW boiler, UPVC double glazed windows and features attractive well maintained communal gardens with designated car parking behind electric gates.

The entrance hallway to this apartment is modern and light with a lovely solid oak flooring, this then leads into the spacious lounge/dining room with bay window and then into a modern kitchen. This good sized space has a range of fitted wall and base units in cream with oak block effect laminated worktops, inset one and half bowl stainless steel sink with mixer tap, built in electric oven with separate hob and extractor above and integrated fridge freezer.

The two bedrooms are of a good size, with the master having a three piece en-suite in classic white, this consists of vanity sink unit with storage underneath, W/C, and separate shower cubicle. The second bedroom is serviced by the recently renovated bathroom which comprises of a enclosed vanity sink and W/c, bath with overhead shower and glass screen and contemporary tiling to both the wall and floor.

Early viewing is essential as this property offers a splendid opportunity for purchasers who are downsizing or require a home in a central location at a realistic price.





KEY FEATURES

Attractive First Floor
Apartment

Two Bedrooms

Circa 805 Square Feet

Spacious Lounge/Dining
Room

Modern Kitchen

Gated

Communal Gardens

Parking

Great Location









THE LUXURY PROPERTY SPECIALISTS

Kensington Road, Chorley

A&P