



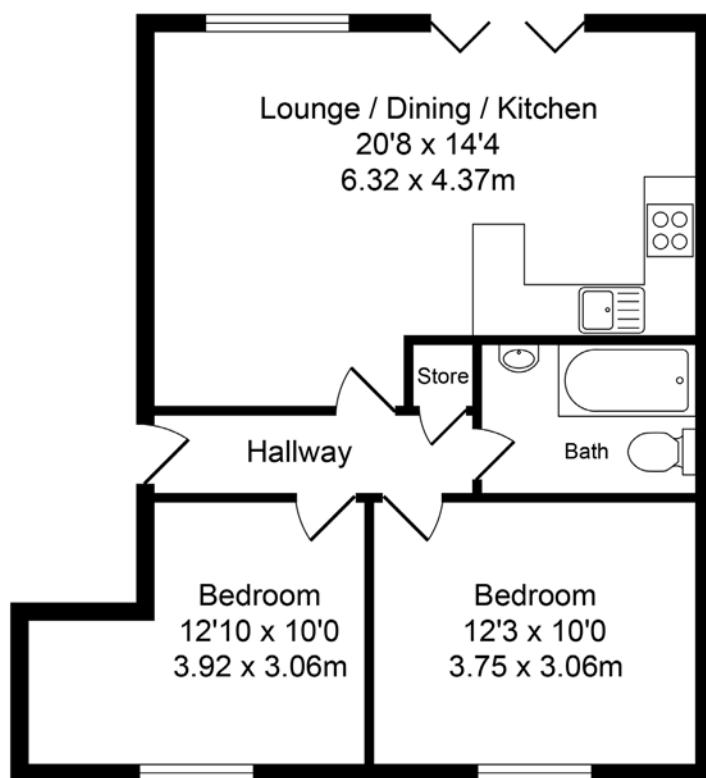
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

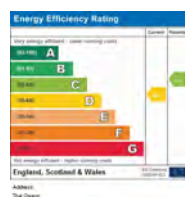
Total Approx. Floor Area 608 Sq.ft. (56.5 Sq.M.)

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 608 Sq.Ft
(56.5 Sq.M.)

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.



THE LUXURY PROPERTY SPECIALISTS

The Quays, Burscough
Asking Price £75,000

A&P

Arnold & Phillips are delighted to offer for sale this two bedroom second floor apartment offered with vacant possession and perfectly placed for all the excellent amenities in Burscough's bustling village centre.

The apartment offers contemporary styling throughout and early internal viewing is highly recommended. The accommodation briefly comprises secure communal entrance, reception hallway, a modern open plan kitchen/living area with French doors onto a Juliet balcony, two generous bedrooms and a modern three-piece bathroom suite finished in white.

Externally, off-road parking for one vehicle is included. The apartment is located within a highly regarded and established residential development within the desirable village of Burscough, an area which has seen a consistent demand for housing due to the pretty surrounding countryside with canal sidewalks and its vibrant village centre.

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. Leasehold Lease Term – 150 Years Remaining – 132 Service Charge - TBC - Ground rent in the lease is currently £100, increasing to £200 in 2030, increasing to £400 2055, increasing every 25 years thereafter.

