

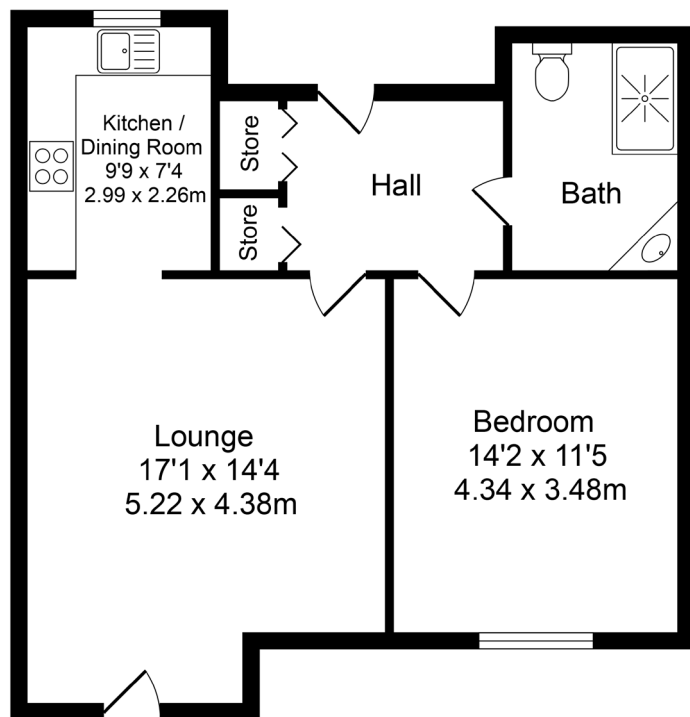


Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

Total Approx. Floor Area 625 Sq.ft. (58.1 Sq.M.)

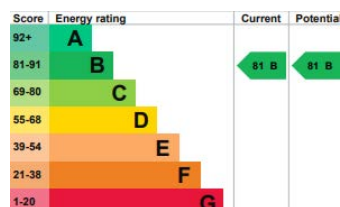
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 625 Sq.Ft (58.1 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
Rent: £78.93 per week
Service Charge Payable: £91.62 per week (please contact our office for further details)
Council Tax: Band: C

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.



Arnold & Phillips are pleased to offer an exciting opportunity to acquire this spacious ground floor one bedroom apartment, residing within the popular Brookside development along Aughton Street in Ormskirk, West Lancs.

Offered on a 25% shared ownership basis, where you would own 25% of the property and rent the additional 75%, the rent share charges along with included service charges, amenity charge and buildings insurance totals a very reasonable £170.55 per week.

With allocated parking and a bustling community of amenities included within the development, access is granted via the severe private intercom. A spacious entrance hallway welcomes you initially, with a tiled contemporary bathroom providing shower cubicle, WC and wash hand basin. A large bedroom is neutrally decorated and well-lit via a large picture window. The main lounge enjoys a modern patio door which opens up onto a private communal garden, with the proportions of the living room being generous and is decorated to a high level. This versatile space flows through to a self-contained modern kitchen, providing an array of wall, base and tower units, featuring a selection of integrated appliances and stylish contrasting work-surface.

With a residents lounge, communal laundry room and various amenities including hairdressers and highly regarded bistro, this magnificent development resides just a short stroll from Ormskirk Town Centre with its wide array of local amenities and independent retailers, along with providing superb transport and commuter links via the local rail station. Extending to a generous 625 square floor of ground floor assisted living accommodation, internal inspection is highly advised and early viewing will be essential to avoid disappointment.



Communal Areas





KEY FEATURES

- Spacious Ground Floor Apartment
- One Bedroom
- Circa 625 Square Feet
- Good-Sized Lounge Overlooking the Communal Gardens
- Self-Contained Modern Kitchen
- Residents Lounge and Communal Laundry Room
- Various Amenities including Hairdressers and Highly-Regarded Bistro
- Allocated Parking
- 25% Shared Ownership

