



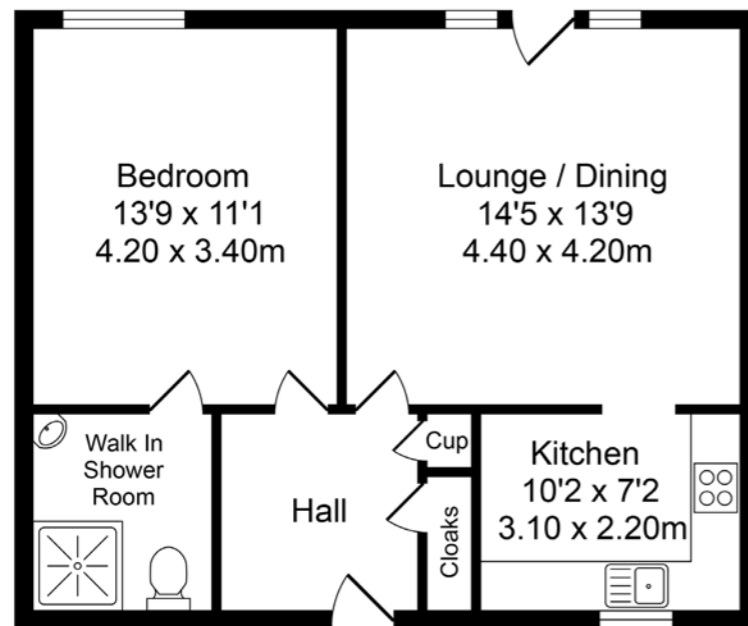
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

## Total Approx. Floor Area 552 Sq.ft. (51.3 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 552 Sq.Ft (51.3 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
Ground Rent Payable: £54.88 per week  
Service Charge Payable: £173.00 per week (please contact our office for further details)  
50% Shared Ownership  
Council Tax Band: C  
Details Prepared: 18/04/2023

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](http://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

Aughton Street, Ormskirk  
Offers in Excess of £75,000

**A&P**



Arnold & Phillips are pleased to offer an exciting opportunity to acquire this spacious second floor one bedroom apartment, residing within the popular over 55's Brookside development along Aughton Street in Ormskirk, West Lancs.

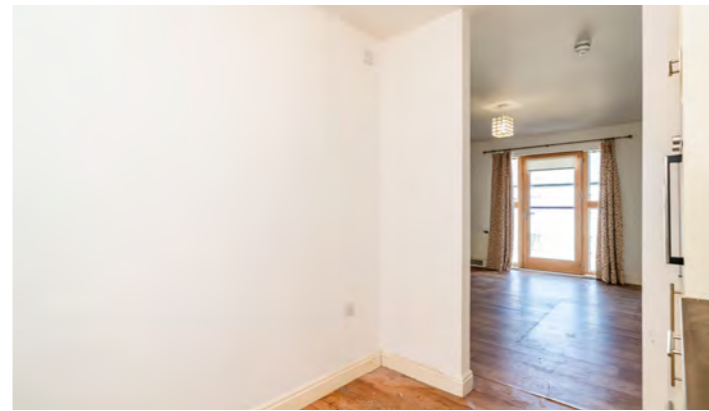
Offered on a 50% shared ownership basis, where you would own 50% of the property and rent the additional 50%, the rent share charges along with included service charges, ground rent, amenity charge (electricity, gas and water) and buildings insurance totals a very reasonable £227.88 per week.

With allocated parking and a bustling community of amenities included within the development, access is granted via the private intercom. A spacious entrance hallway welcomes you initially, with a tiled contemporary wet room, WC and vanity wash hand basin. The large bedroom is neutrally decorated and well-lit via a picture window. The lounge enjoys a Juliet balcony with aspects over the gardens 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 resident's 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 552 square feet of assisted living accommodation, internal inspection is highly advised and early viewing will be essential to avoid disappointment.







**KEY FEATURES**

- Spacious Second-Floor Apartment
- One Bedroom
- Circa 552 Square Feet
- Lounge with Juliet Balcony
- Self-Contained Modern Kitchen
- Beautiful Communal Gardens
- Resident's Lounge, Hairdressers and Bistro
- Allocated Parking





