

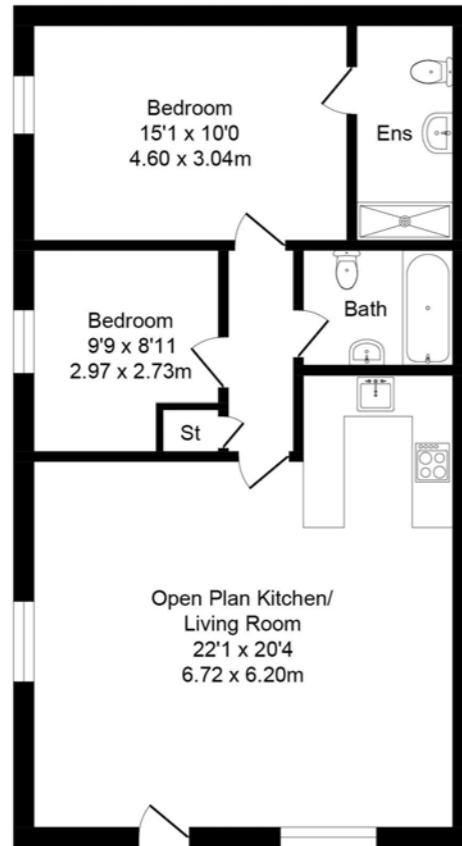


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Lathom House, Lathom
Total Approx. Floor Area 792 Sq.ft. (73.5 Sq.M.)

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



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Tenure: We are advised by our client that the property is Leasehold
 Lease Term: 999 years
 Years Remaining on Lease: 979 years
 Ground Rent Payable: Zero Rent Payable
 Service Charge Payable: £104.29 pcm (no review period)
 Council Tax Band: D
 Details Prepared: 13/06/2023

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. 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.



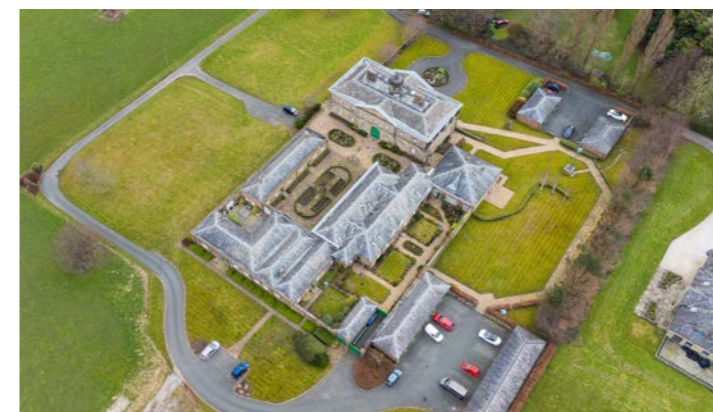
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented and renovated two-bedroom ground floor apartment at Lathom House in Lathom, West Lancs.

'The Wilbraham' is a grade II listed apartment residing within this beautifully renovated and refurbished Manor House and resides within five acres of stunning rural West Lancs countryside, enjoying beautifully manicured formal gardens and established communal courtyards.

Accessed via the premium oversized timber door, one is received into a polished stone flagged entrance vestibule. This brightly lit property flows into an open plan living area, which is centred around a contemporary multi-fuel log burning fireplace with decorative surround. A separate dining area resides in front of a large picture windows, with another lounging area de-lined by clever furniture placement. This vibrant and spacious living area flows through into a fully fitted bespoke kitchen, providing an abundance of wall, base and tower units, featuring a selection of integrated appliances and premium contrasting work-surfaces.

Residing centrally is the fully-tiled family bathroom which provides bath with overhead shower, WC and vanity wash hand basin. Two spacious bedrooms are provided, both of which have been newly decorated to a high neutral level and both enjoy a pleasant outlook over the surrounding area. The main bedroom enjoys lavish beautifully tiled en-suite bathroom facilities.

Externally the property has beautiful communal gardens, a central courtyard, ample private and guest parking along with a single detached garage. Country pursuits and canal walks, a bustling market town, pretty villages and historic sites are all on your doorstep. Lathom Park is a beautiful, well managed site with a healthy management company run by the owners for the benefit of the owners. Management fees available upon request. There is no ground rent payable for this property.





KEY FEATURES

Renovated Ground-Floor
Apartment

Grade II Listed

Two Bedrooms

Circa 792 Square Feet

Open Plan Living Area

Bespoke Fitted Kitchen

Beautiful Communal Gardens
and Courtyard

Private and Guest Parking

Single Detached Garage



