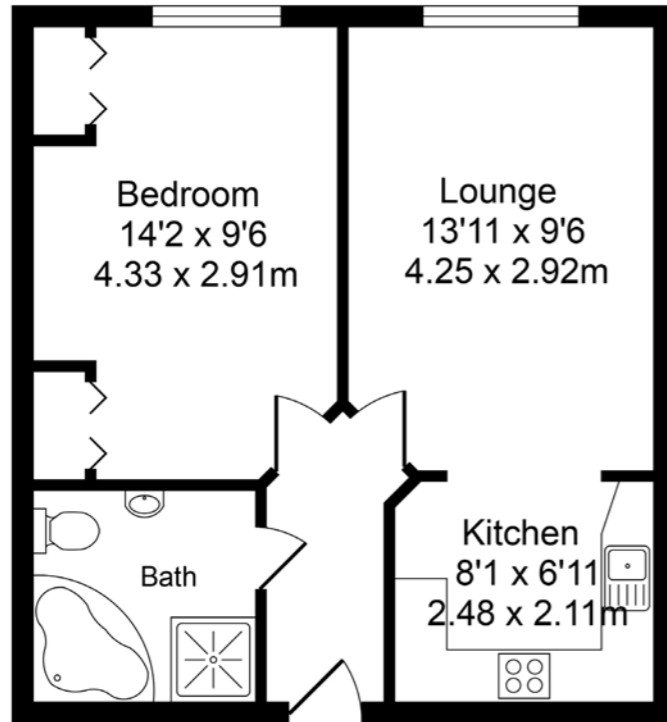




Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 413 Sq.ft. (38.4 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 413 Sq.Ft (38.4 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
 Years Remaining on Lease: 91 years
 Ground Rent Payable: £234.00 Per Annum
 Service Charge: £387.11 per quarter
 Council Tax Band: B
 Details Prepared: 01/09/2023

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.



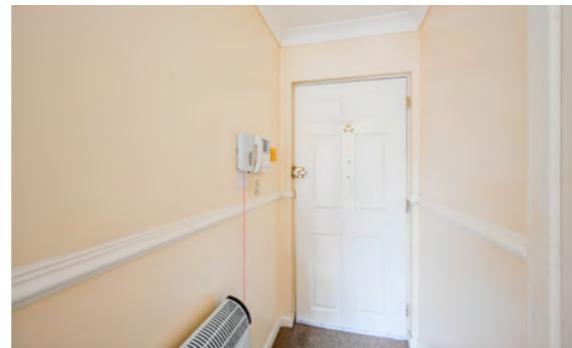
Arnold & Phillips are pleased to bring to market an exciting opportunity to purchase this well-presented one-bedroom first floor apartment, residing within the highly thought of Ridings development in Southport.

Offered with no onward chain and vacant possession, this retirement apartment is offered to residents over sixty and enjoys an abundance of on-site facilities and in-house warden for peace of mind.

Well-maintained this brightly lit apartment enjoys a good-sized living room which is centred around a feature fireplace and enjoys a neutral level of decor throughout. The compact fitted kitchen provides an array of wall and base units, featuring a selection of integrated appliances and contrasting work-surfaces. This opens into the living room which provides ample space for a dining set.

A large main bedroom enjoys a pleasant outlook over the well-tended communal gardens and enjoys good proportions and integrated storage facilities. The property is well-served by a fully tiled family bathroom, providing corner bath, separate shower cubicle, WC and wash hand basin.

Externally beautifully kept communal gardens can be enjoyed all year around, with this well-connected property enjoying superb transport and commuter links. Access to Southport and its abundance of local amenities is also close at hand, making this self-contained retirement property an ideal proposition for those looking for care-free living within a sought-after development. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- First-Floor Apartment
- One Bedroom
- Circa 413 Square Feet
- Good-Sized Lounge
- Compact Fitted Kitchen
- Well-Tended Communal Garden
- Pleasant Outlook
- Abundance of On-Site Facilities



