



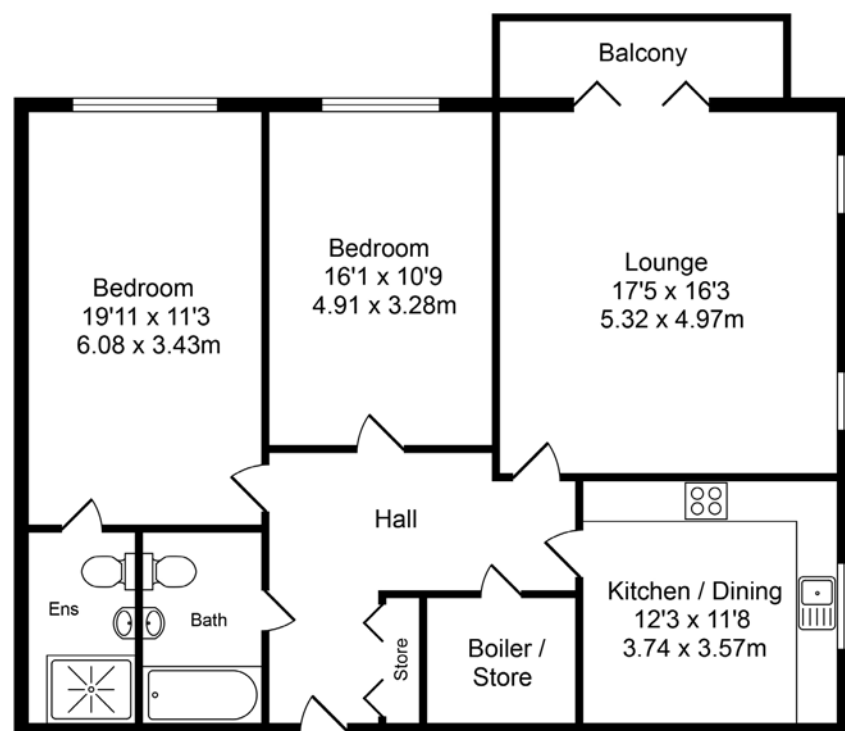
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ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 1152 Sq.ft. (107.0 Sq.M.)

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

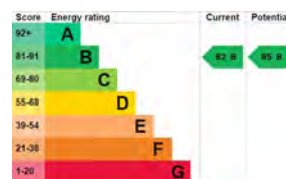


Approx. Floor  
Area 1152 Sq.Ft  
(107.0 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
Council Tax Band: D

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 Park Drive, Aughton

A&P



Arnold & Phillips are delighted to bring to the market this well-presented two-bedroom second floor apartment, located within the highly desirable Windsor Court development along Aughton Park Drive in Aughton, West Lancs.

Accessed via the secure communal front entrance and with lift access on hand, this spacious apartment is located on the second floor of this modern development. Upon entry, one is received into a spacious and neutrally decorated main entrance hallway, which flows through to the left, where both large double bedrooms are located. Complete with a selection of integrated wardrobes and neutral interior decor, the master bedroom further benefits from a stylish en-suite bathroom complete with solid surface work-tops, vanity wash hand basin and modern tiled design.. The property is well-served by the stylishly designed main family bathroom finished in a pleasing travertine tiled design and comprising walk-in double shower, vanity wash hand basin with work-surfaces and vanity units overhead and concealed WC.

To the right of the property resides the extensive and brightly lit main lounge which is of a significant size and decorated to a high level, centred around a wood and stone contemporary feature fireplace. This modern living room is beautifully lit via dual-aspect large picture windows and stylish modern patio doors, leading out to the external balcony which enjoys a pleasant outlook over the leafy surroundings. The accommodation is completed with the modern dining kitchen, which is finished in a contemporary high-gloss design and provides an extensive array of wall, base and tower units, featuring a wealth of integrated appliances and contrasting work-surfaces.

Extending to a generous 1,152 square feet of luxury apartment living, other benefits of this flexible property include multiple generous storage areas and rare for apartments, modern Economy 7 central heating system, double glazing throughout, allocated parking and well-maintained communal areas and gardens. Due to the popularity of apartments within this development, internal inspection is highly advised and early viewing will be essential to avoid disappointment.









