

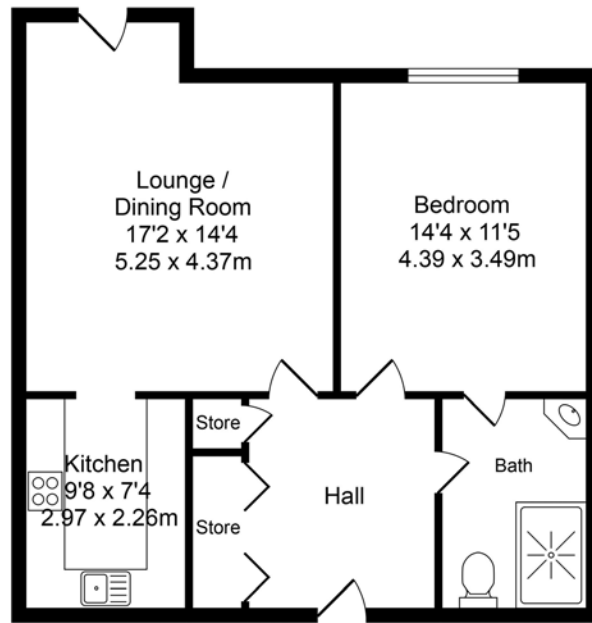


Ormskirk: 01695 570102  
 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 657 Sq.ft. (61.0 Sq.M.)**

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

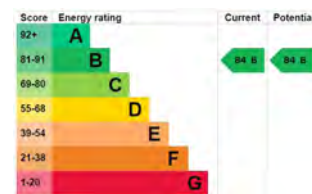


Approx. Floor Area 657 Sq.Ft (61.0 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Shared Ownership Rent: £87.32 per week  
 Service Charge Payable: £173.00 per week (please contact our office for further details)  
 25% Shared Ownership  
 Council Tax Band: C  
 Details Prepared: 05.12.23

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.





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

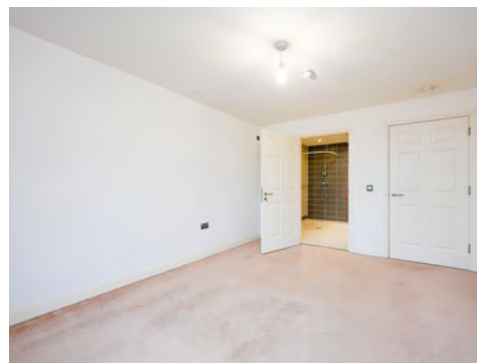
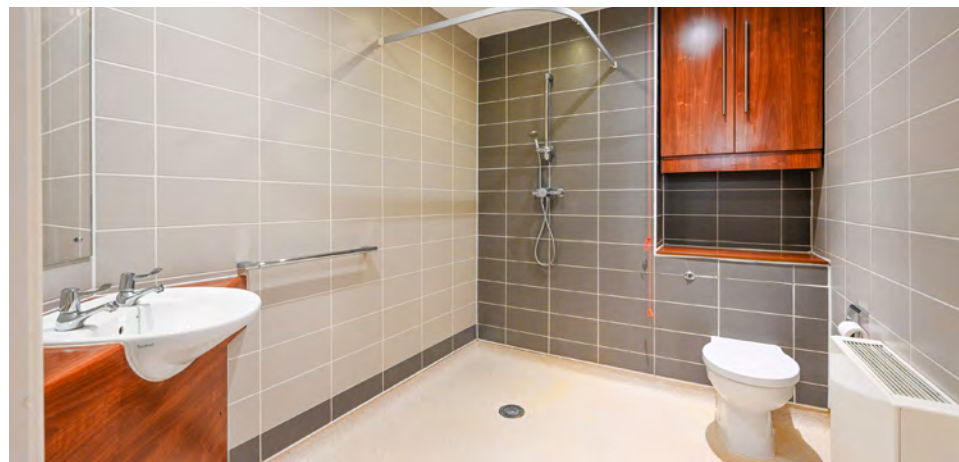
Offered with vacant possession no onward chain and on a 25% shared ownership basis, where you would own 25% of the property and rent the additional 75%, the rent share charges along with included service charges, amenity charge (including utilities such as gas, electric and water) and buildings insurance currently totals a very reasonable £260.32 per week.

With allocated parking and a bustling community of amenities included within the development, access is granted via the secure 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 pleasant Juliet balcony which enjoys a pleasant outlook over the 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-surfaces.

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 657 square feet of ground floor assisted living accommodation, internal inspection is highly advised and early viewing will be essential to avoid disappointment.







KEY FEATURES

- SPACIOUS FIRST FLOOR APARTMENT
- 25% SHARED OWNERSHIP BASIS
- ONE BEDROOM
- GOOD SIZED LOUNGE WITH JULIET BALCONY
- SELF CONTAINED MODERN KITCHEN
- NO ONWARD CHAIN
- ALLOCATED PARKING
- INTERCOM ACCESS
- RESIDENTS LOUNGE & COMMUNAL LAUNDRY ROOM
- OTHER AMENITIES INCLUDE HAIRDRESSES & HIGHLY REGARDED BISTRO





