

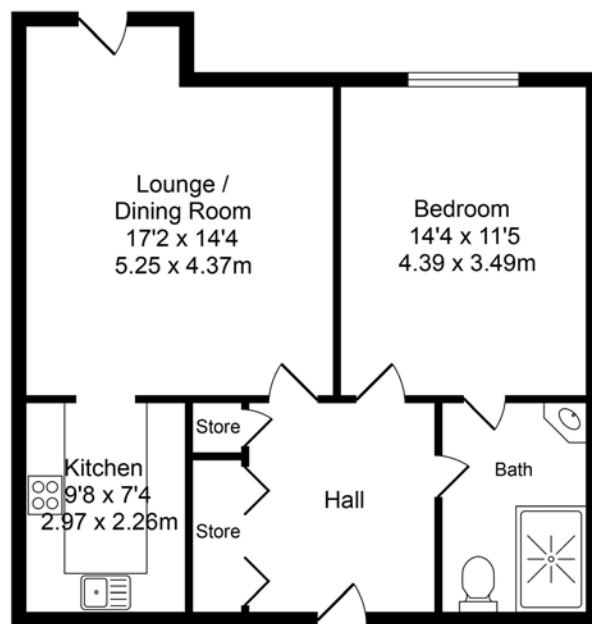


Ormskirk: 01695 570102
 Southport: 01704 778668

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



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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. 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.

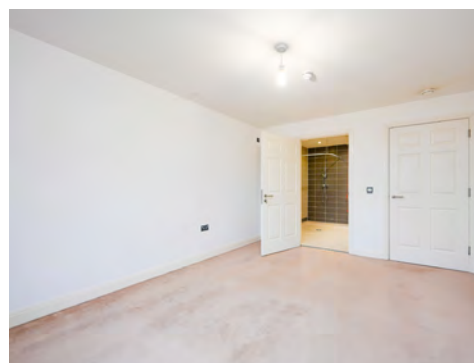
Offered with vacant possession no onward chain and on a 25% shared ownership basis, where you would own 25% of the property and rent the additional 75%, the rent share charges along with included service charges, amenity charge (including utilities such as gas, electric and water) and buildings insurance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

You'll have peace of mind knowing that all essential services are within easy reach, with Ormskirk town centre just a stone's throw away with its wide array of local amenities and independent retailers, along with providing superb transport and commuter links via the local rail station.

Brookside provides a wide range of in-house amenities for residents, including a secure concierge entrance, a lift conveniently located near the entrance and reception, a restaurant, hair salon, and communal breakfast room. Residents can also enjoy various activities such as games and planned activities, along with a beautifully maintained communal garden designed for relaxation. Additionally, the complex features a secure, monitored car park with camera systems, and a residents-only lift located near the car park for added convenience.





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



