

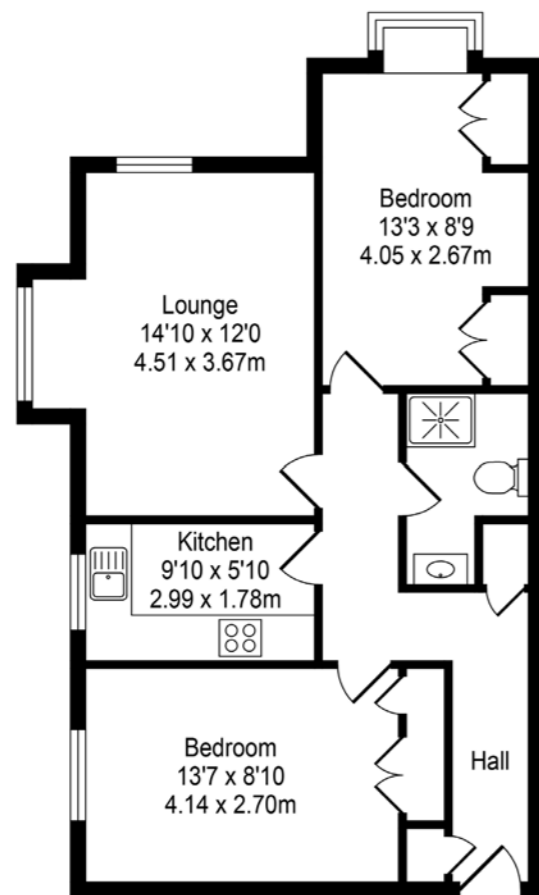


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 638 Sq.ft. (59.30 Sq.M.)

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

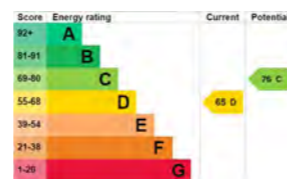


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Tenure: We are advised by our client that the property is Leasehold
 Years Remaining on Lease: 95 years
 Ground Rent: £50 p.a.
 Service Charge: £1430.06 p.a.
 Council Tax Band: B
 Details Prepared: 06/03/2024

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 this modern two-bedroom ground floor apartment, situated within the highly popular Alexandra Mews development which resides within walking distance of Ormskirk Town Centre and all its many excellent amenities.

The property also has easy access to convenient transport links with the A59 and Ormskirk railway and bus stations close on hand. The home's delightful accommodation covers over 638 square feet of bright and modern living accommodation, with a tasteful decor and quality fixtures and fitting throughout.

Internal inspection is highly recommended and will reveal living areas filled with an abundance of natural light. Highlights include welcoming communal areas, a reception hallway with handy storage cupboards, a large open plan lounge and dining area with dual aspects and a modern kitchen which is fitted with an array of wall and base units, ample workspace and integrated appliances.

The home's private spaces include two delightful bedrooms (master with built-in wardrobes) and modern three-piece bathroom in classic white with low level wc, vanity wash hand basin and a panelled bath with shower over.

To the exterior are well maintained communal garden areas and ample parking. Further benefits include double glazed windows and Economy 7 style storage heaters. Viewing of this lovely home is highly recommended to fully appreciate this versatile apartment located within a well-regarded development.

