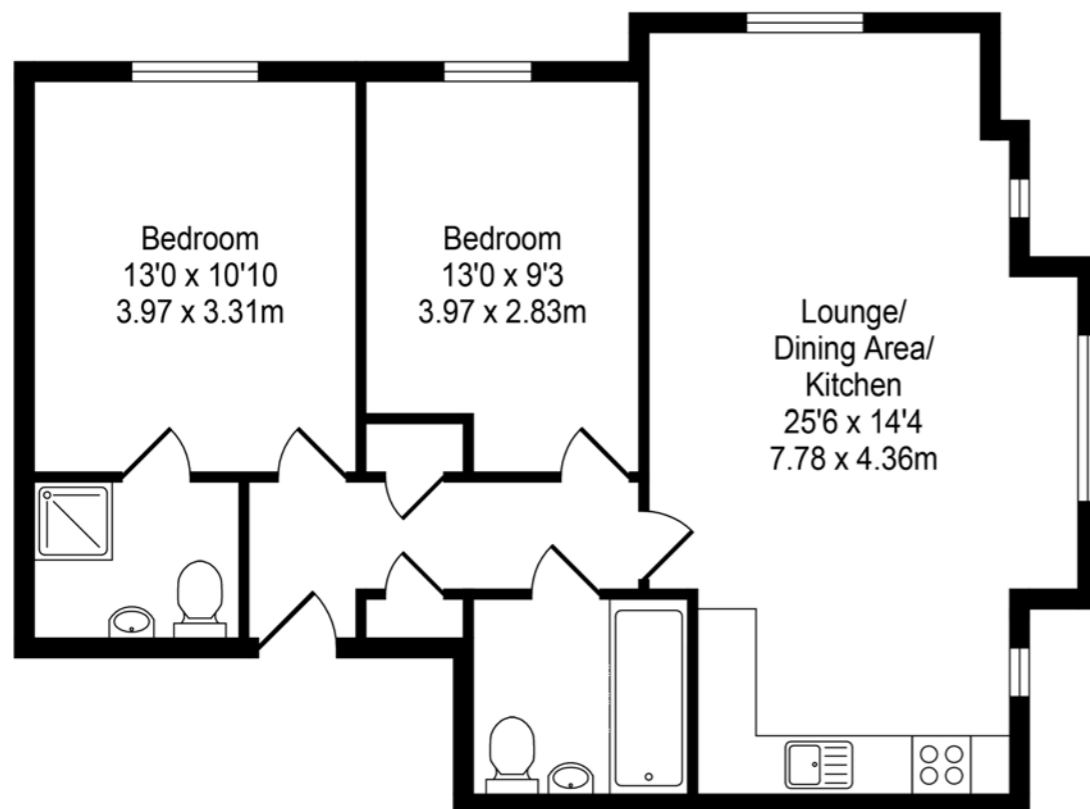




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 749 Sq.ft. (69.56 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 749 Sq.Ft (69.56 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 125 years from 01/07/22  
 Years Remaining on Lease: 123 years  
 Ground Rent: £25.61 pcm (reviewed 1st April every year)  
 Service Charge: £87.91 pcm (reviewed 1st April every year)  
 50% Shared Ownership - current rental: £240.93 pcm  
 Council Tax Band: B  
 Details Prepared: 10/04/2024

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](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.





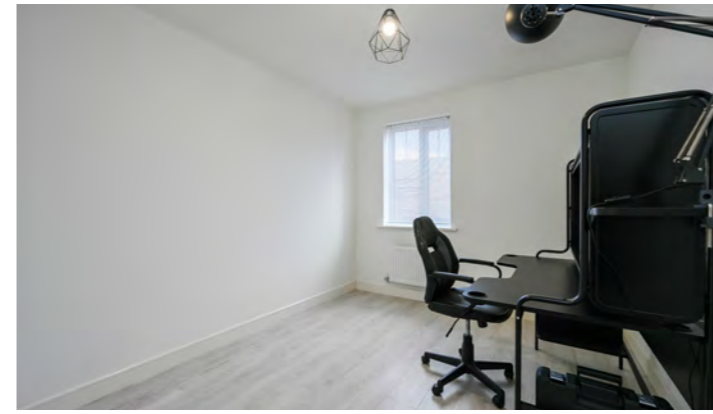
Situated in the highly popular modern development of High Grove Park, on the fringes of Ormskirk in West Lancashire, this modern, two-bedroom second floor apartment offers a stylish and contemporary living space. The property is available for sale on a 50% shared ownership basis, making it an ideal opportunity for first-time buyers and young professionals to take their first step onto the property ladder.

With a total floor plan of 749 square feet, this apartment is immaculately presented and accessed through well-maintained communal areas. The interior is light, bright, and tastefully decorated, with high-quality fixtures and fittings throughout.

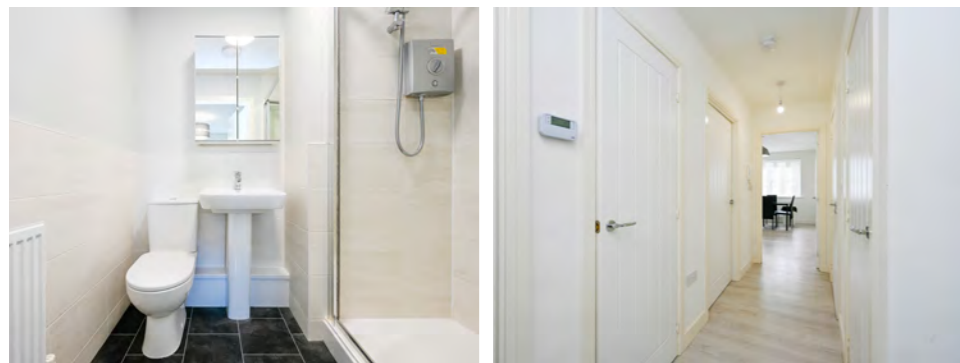
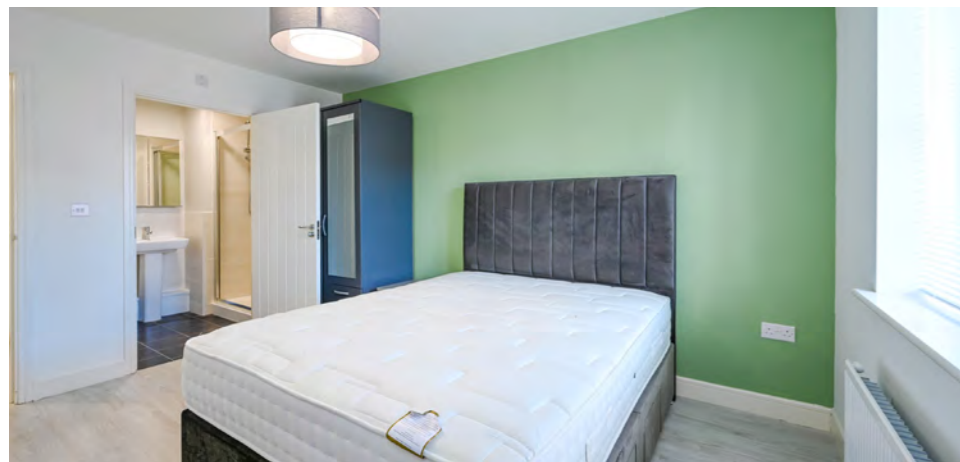
One of the highlights of this apartment is the fabulous open plan living, dining, and kitchen area. The space is enhanced by wooden flooring, with dual aspects that allow for plenty of natural light, and a stylish modern kitchen. The kitchen features high gloss wall and base units in a white smoke finish, providing ample storage space. The workspace is generous, allowing for easy meal preparation, and the kitchen also includes integrated appliances, adding convenience to daily life.

The two lovely bedrooms, offer comfortable and private spaces for relaxation. The contemporary three-piece bathroom is finished in classic white, offering a clean and timeless aesthetic. The master bedroom has the added luxury of a modern three-piece en-suite shower room, providing convenience and privacy.

Externally, the property offers allocated parking for residents, as well as ample guest parking. The location is ideal for commuters, with easy access to Ormskirk and Burscough town centres with the railway station also on hand. Overall, this modern two-bedroom apartment offers a stylish and convenient living space in a highly sought-after development, making it a perfect choice for those looking for their first home and carefree modern living.







**KEY FEATURES**

- Modern Second-Floor Apartment
- Two Bedrooms
- Circa 749 Square Feet
- 50% Shared Ownership
- Stylish Open Plan Living, Dining & Kitchen Area
- Allocated Residents Parking & Ample Guest Parking
- Well-Maintained Communal Areas





