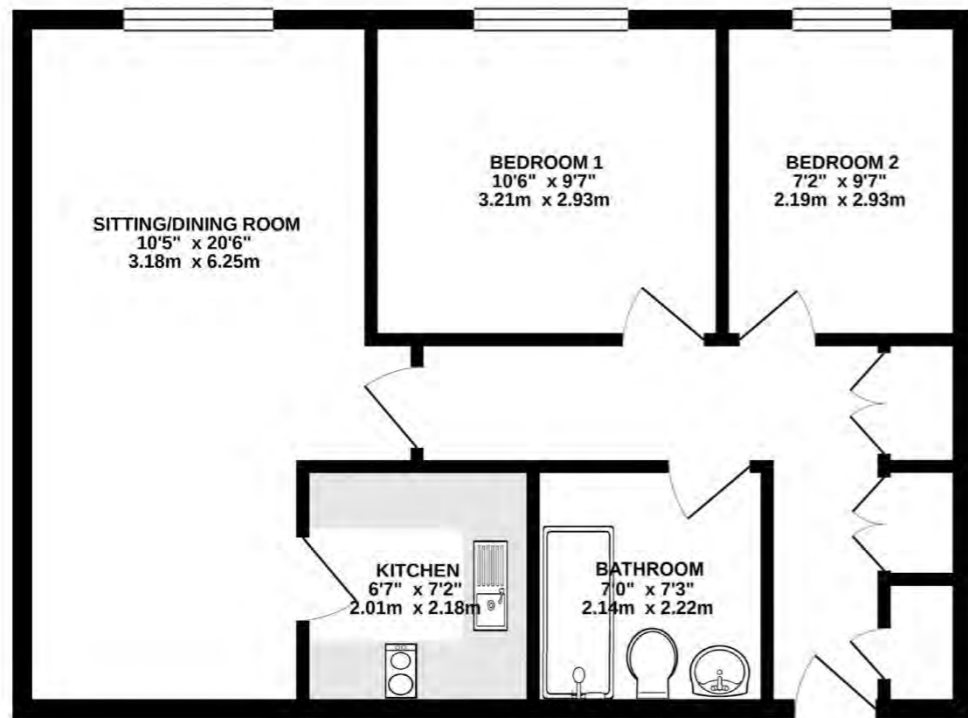




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mirograph (2021).

Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 125 years from 1st October 1991  
 Years Remaining on Lease: 93 years  
 Ground Rent: £50 p.a.  
 Service Charge: £264 pcm (includes all water supply and water waste charges) - Reviewed Annually  
 Council Tax Band: C  
 Details Prepared: 29/04/2024

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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this recently renovated first floor two-bedroom apartment, situated within the popular Hillside Court development on Black Moss Lane in Aughton, West Lancs.

This modern apartment offers a carefree lifestyle in a desirable location away from the hustle and bustle of the town whilst remaining far from isolated. Accommodation highlights comprise entrance hallway, a good-sized lounge and dining area with an attractive fireplace, a comprehensively newly fitted kitchen including a range of wall and base units with integrated appliances and ample workspace.

The apartment's private spaces include two excellent size bedrooms with the main bedroom having quality fitted wardrobes. Completing the accommodation is a modern three-piece bathroom which is finished to a high modern level, with complementary tiling to the walls. The private complex is exclusive to the over 55s and offers a relaxed environment with peaceful communal gardens, ample parking facilities for both residents and visitors, and well-maintained communal areas including a communal lounge, kitchen, and utility room, emphasising the sociable community which exists between the residents.

Other benefits include a lift and guests' overnight accommodation (at an additional charge). Within walking distance of the centre of the historic market town of Ormskirk, a vibrant commercial centre with an abundance of shops and amenities, including an eclectic range of boutique shops and high street stores, diverse eateries, and welcoming bars. Excellent transport links are also conveniently on hand, with the M58 motorway and the railway network close by, ensuring ease of travel to surrounding towns and cities. Internal inspection is highly advised to fully appreciate the modern renovation this property has just enjoyed.





**KEY FEATURES**

- Renovated First-Floor Apartment
- Two Bedrooms
- Circa 583 Square Feet
- Good-Sized Lounge
- Newly-Fitted Kitchen
- Well Maintained Communal Areas
- Peaceful Communal Gardens
- Ample Parking for Residents and Visitors
- Great Location



