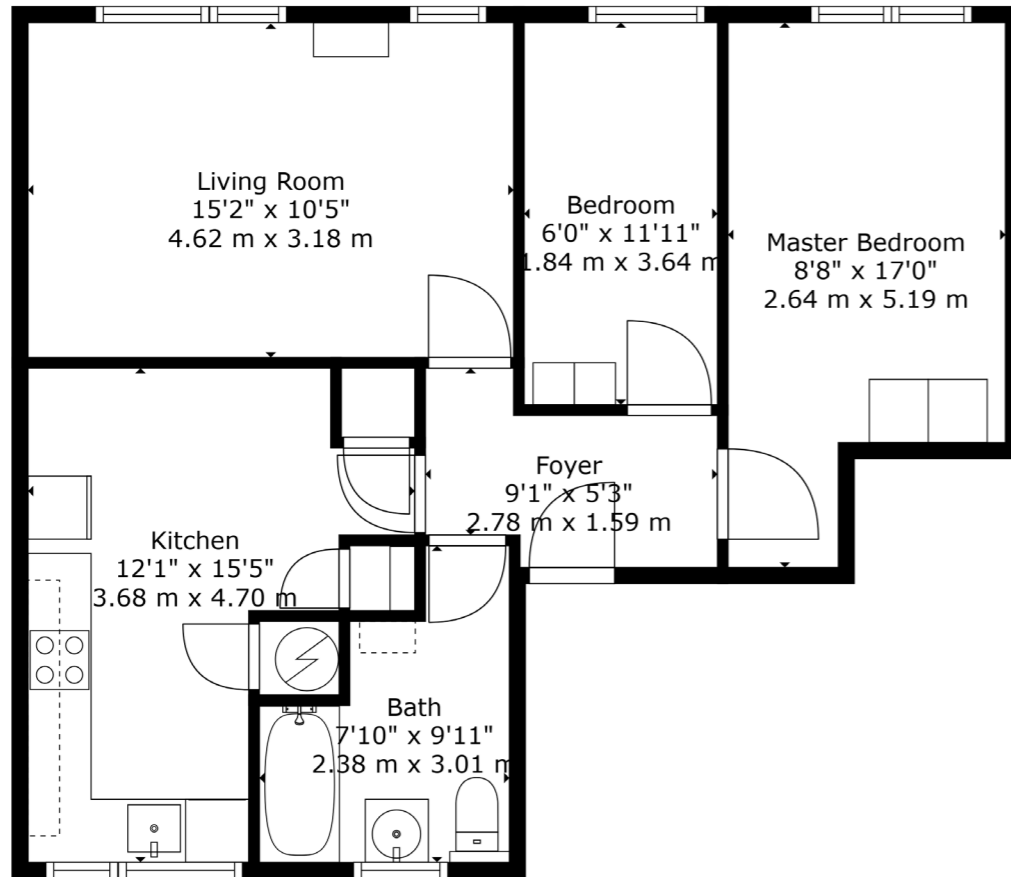




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 637 sq. ft, 59 m2
 FLOOR 1: 637 sq. ft, 59 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leasehold
 Years Remaining on Lease: 125 years
 Ground Rent Payable: £10 p.a. (included in the Service Charge)
 Service Charge Payable: £738 p.a.
 Council Tax Band: A
 Details Prepared: 24/05/2024

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.

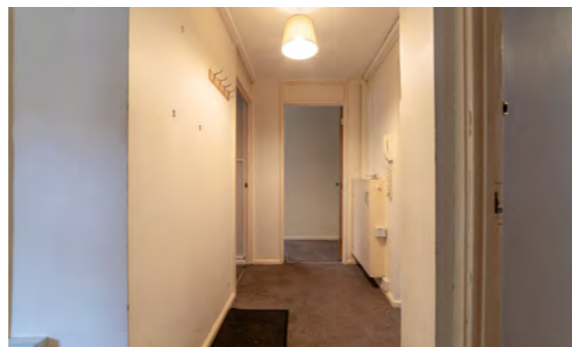


Arnold & Phillips are pleased to offer this first-floor two-bedroom apartment, situated within a popular apartment complex along Whitburn in Skelmersdale, West Lancs.

Ideally positioned close to a range of local amenities, it also benefits from excellent transport and commuter links.

Inside, the apartment offers generous proportions throughout, with two large double bedrooms that are neutrally decorated and well-lit by large picture windows. The main living room is also spacious and features a dual aspect outlook over the surrounding area. Residing centrally, the modern fitted kitchen includes a range of wall, base, and tower units, along with both integrated and free-standing appliances, complemented by contrasting work-surfaces and an ample dining area. The accommodation is completed by a tiled family bathroom with a bath and overhead shower, WC, and vanity wash hand basin.

Ideal for working professionals, first-time buyers, and investors alike, this spacious apartment extends to around 637 square feet of internal living accommodation. Internal inspection is highly advised to fully appreciate everything this apartment has to offer.





KEY FEATURES

- First Floor Apartment
- Two Bedrooms
- Circa 637 Square Feet
- Spacious Living Room
- Modern Fitted Kitchen
- Popular Apartment Complex
- Ideally Located



