

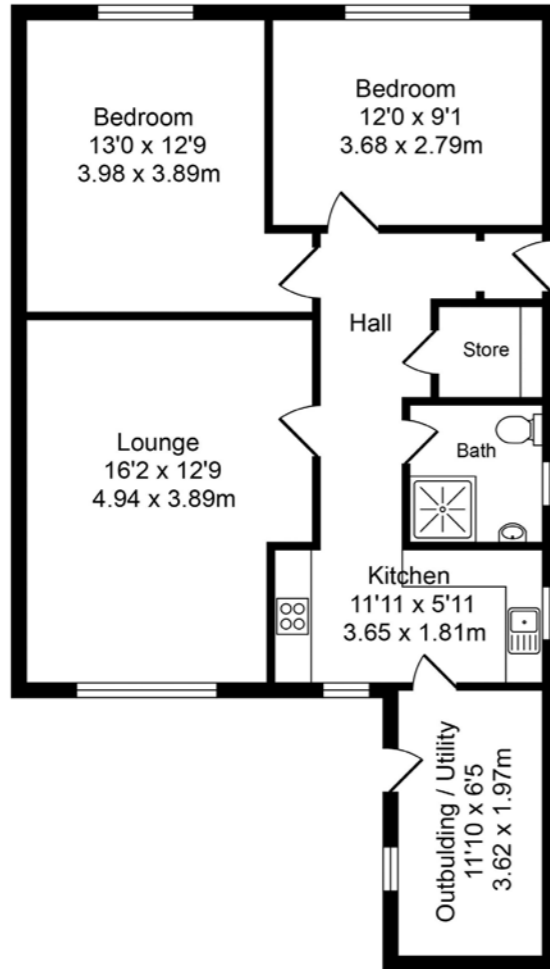


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 761 Sq.ft. (70.7 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 761 Sq.Ft (70.7 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 125 years
 Years Remaining on Lease: Approx. 115 years
 Ground Rent Payable: £10 p.a.
 Service Charge: £323.06 (inc ground rent) - as of April 2023, subject to change each year
 Council Tax Band: A
 Details Prepared: 28/06/24

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.



This lovely, two bedroom ground floor flat is situated in a pleasant semi-rural location and has recently been updated with a stylish modern kitchen and a quality three-piece bathroom. It offers great value for money and is perfect for first-time buyers or investors.

Internal inspection will reveal tastefully decorated living areas filled with natural light, highlights include a welcoming reception hallway which leads to a spacious lounge/dining room, ideal for both day-to-day living and formal entertaining. The modern kitchen is well-equipped with a stylish range of quality fitted wall and base units, offering ample workspace and integrated appliances for convenience and functionality. There are two lovely double bedrooms, each providing ample space for relaxation. They are served by a contemporary three-piece shower room with a vanity unit, low-level WC, shower unit, and pristine tiling.

The property also features a front and rear garden, along with an attached outhouse that can serve as a utility room or be converted into additional living space. Off-road parking is also available.

Conveniently located near local amenities and transportation links, this flat offers a balanced lifestyle in a quiet village with easy access to the wider region and just half an hour from Liverpool city centre. Other benefits include gas central heating and double glazing.





KEY FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- Circa 761 Square Feet
- Spacious Lounge/Dining Room
- Modern Kitchen
- Gardens to Front and Rear
- Attached Outhouse
- Off-Road Parking
- Close to Local Amenities





