

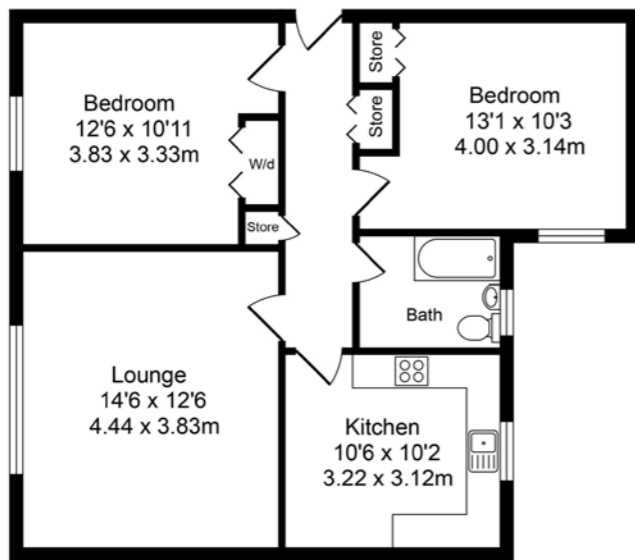


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 668 Sq.ft. (62.1 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
 Council Tax Band: B

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.



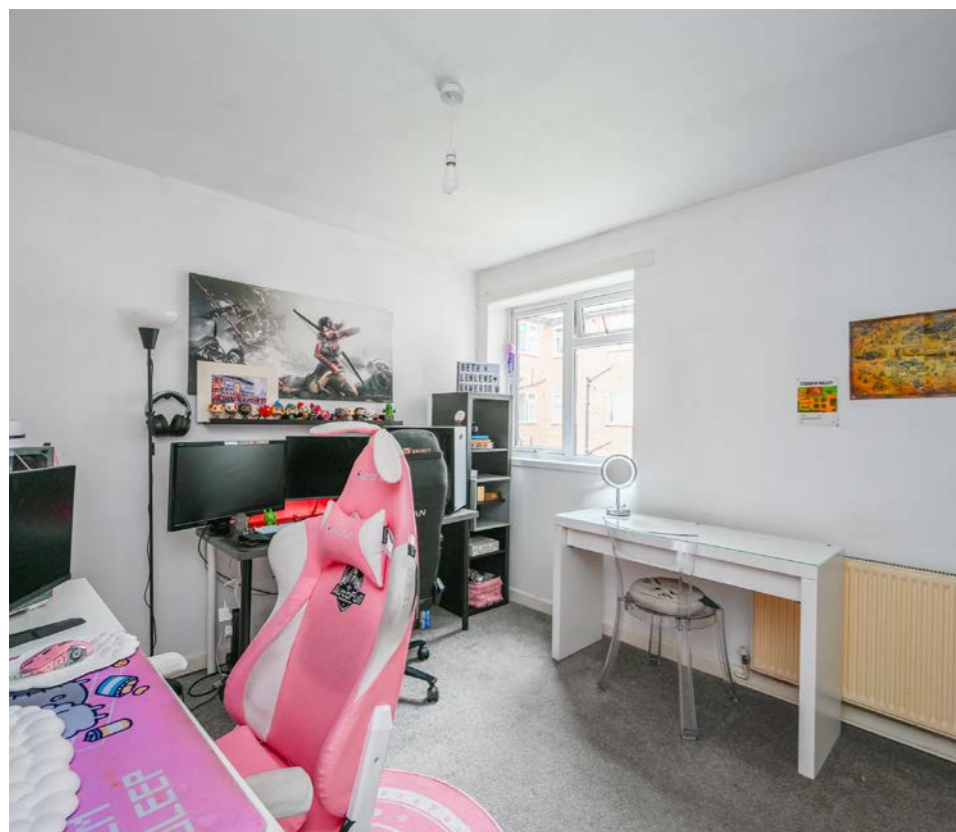
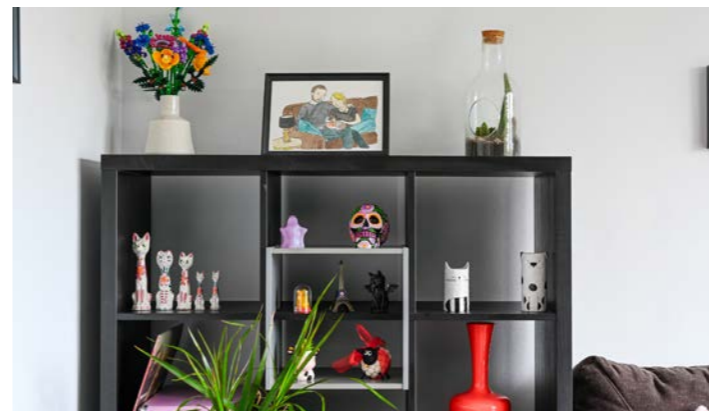
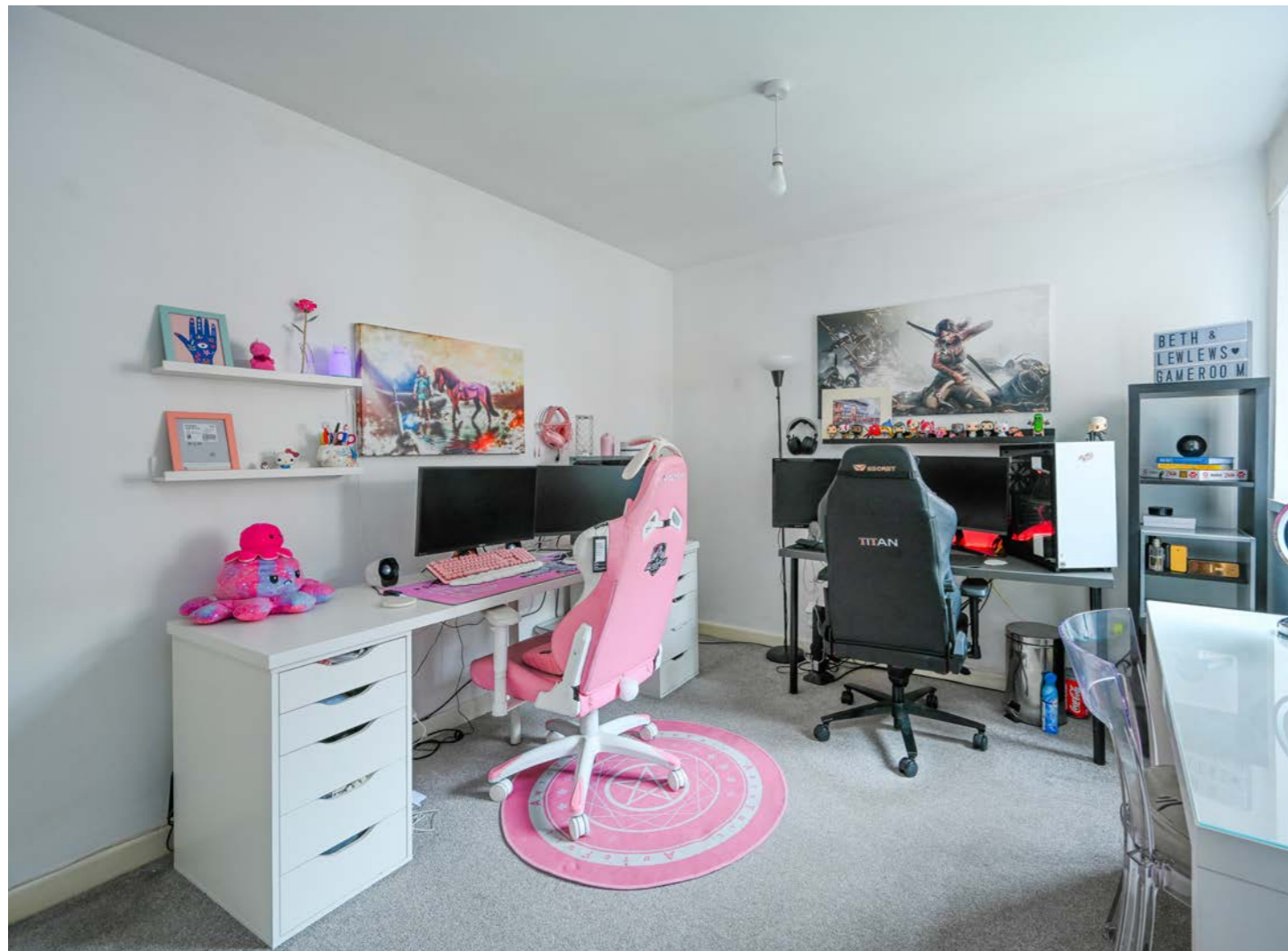
Arnold & Phillips are pleased to bring to market this beautifully renovated two-bedroom second floor apartment, located in a highly sought-after area of Aughton just a short stroll from Town Green railway station and ideally situated for local amenities in Ormskirk's popular marketplace town centre.

Accessed via a modern intercom and communal entrance with stairs to the second floor, this delightful apartment provides spacious accommodation that extends to 668 square feet of practical and well thought out living space. The tastefully presented rooms are filled with an abundance of natural light and highlights include a contemporary front entrance door, welcoming reception hallway, a bright and airy lounge which has plenty of room to dine and is finished with a contemporary decor and a large picture window that provides aspects over the well-kept communal gardens. The adjacent recently installed kitchen affords an array of quality fitted wall and base units with ample workspace and is replete with a selection of high-end integrated appliances. The apartment's private spaces include two well-proportioned bedrooms and is complemented by a newly installed modern family bathroom which has been fully tiled in a stylish great design and provides low level WC, designer vanity wash hand basin and bath with double shower.

Aughton is an area which is consistently in high demand, being renowned for its proximity to beautiful local countryside, whilst still being close to motorway links and only half an hour from Liverpool city centre.

Extending to just under 700 square foot of luxury apartment living accommodation internal inspection is highly advised to fully appreciate this contemporary property and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Renovated Second Floor Flat
- Two Bedrooms
- Circa 665 Square Feet
- Light Filled Lounge
- Stylish Modern Kitchen
- Sought After Area
- Close to Local Amenities





