

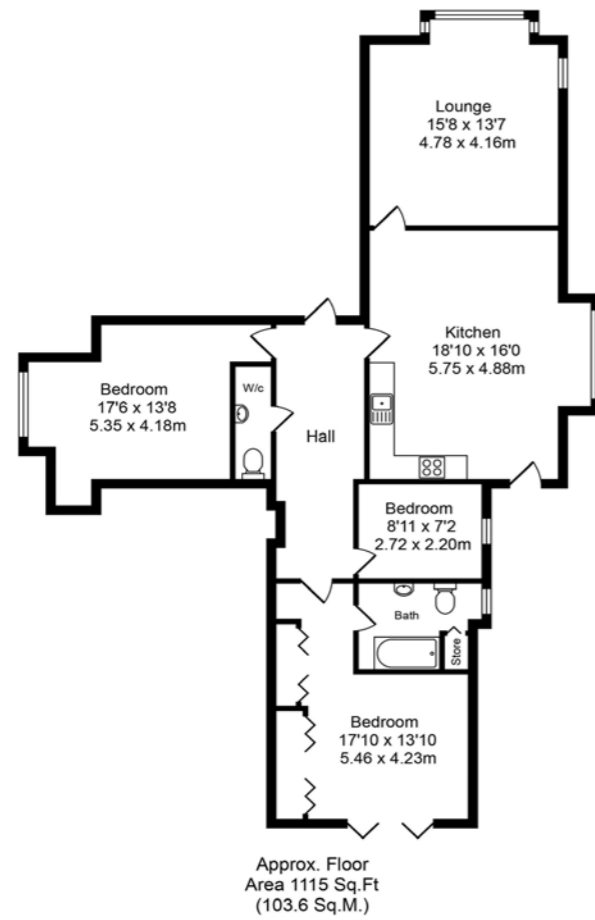


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 Southport: 01704 778668  
 arnoldandphillips.com

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 Chorley: 01257 241173

**Total Approx. Floor Area 1115 Sq.ft. (103.6 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is leasehold  
 Council Tax Band: E

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 delighted to offer for sale this prestigious three-bedroom ground floor luxury apartment, located within the stunning 'Beechfield' development within the esteemed Granville Park, Aughton, West Lanes.

This beautiful apartment is exceptionally appealing due to its spacious layout, modern amenities and prime location. Residents benefit from being close to highly regarded local schools, a variety of shops, and essential amenities, making this an ideal home for professionals and families alike.

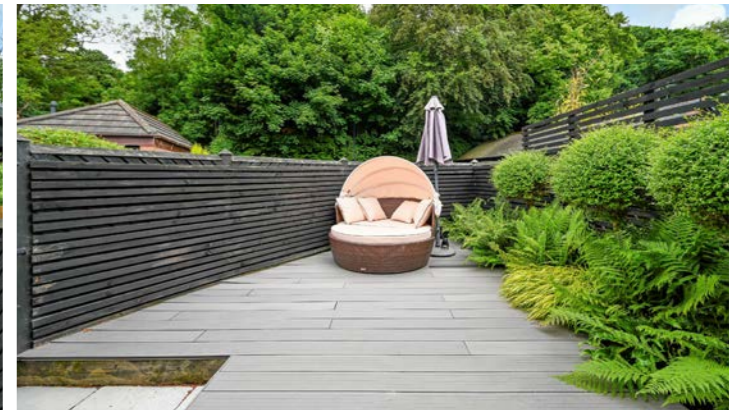
Granville Park is a highly desirable area known for its tranquil environment and premium residency. Residents enjoy convenient access to major roadways and public transportation options, including nearby train stations and bus routes, ensuring easy commutes to surrounding cities and business districts. The area also boasts several parks, recreational facilities, and cultural attractions, further enhancing its appeal.

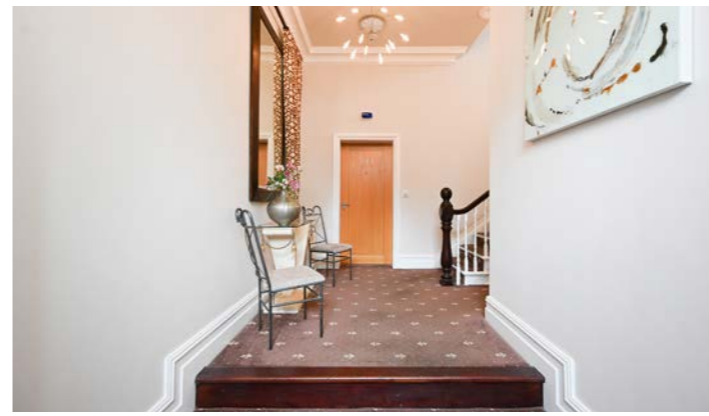
The exterior of this magnificent property is equally impressive, with a well-maintained tree-lined approach and a charming facade that exudes curb appeal. The apartment features a professionally landscaped private courtyard at the rear, perfect for outdoor gatherings and relaxation. The attractive exterior is matched by the interior's bright and modern design, making this property a standout in the development.

Upon entering, the ground floor apartment reveals a bright and spacious main living room, highlighted by a large bay window that fills the space with natural light. The open-plan dining kitchen follows, offering an abundance of premium modern units, high-end integrated appliances, and stylish contrasting work surfaces. The ample dining area, illuminated by a second bay window, provides a perfect space for family meals and entertaining. A centrally located, lavish family bathroom includes a bath with an overhead shower, WC, and a vanity wash hand basin. The apartment boasts three generously sized bedrooms, providing comfortable dormitory living spaces. The third bedroom offers flexibility to be used as an office if required. The main bedroom features bespoke integrated wardrobes and French-style patio doors, adding to its luxurious feel.

Externally, the rear private courtyard, professionally landscaped, provides a serene retreat ideal for outdoor gatherings. Extending to a generous 1,115 square feet and featuring a beautiful finish and superb location, this exclusive ground floor apartment is a rare find in Granville Park.

Owning this exceptional apartment offers numerous benefits, including a prestigious address, well-designed living spaces, and proximity to essential services and recreational facilities. This property represents a perfect blend of luxury, comfort, and convenience, awaiting its new owners to create lasting memories.





KEY FEATURES

- Prestigious Ground Floor Luxury Apartment
- Three Generously Sized Bedrooms
- Circa 1115 Square Feet
- Spacious and Light Living Room
- Stunning High End Modern Kitchen
- Private Rear Courtyard
- Superb Location



