

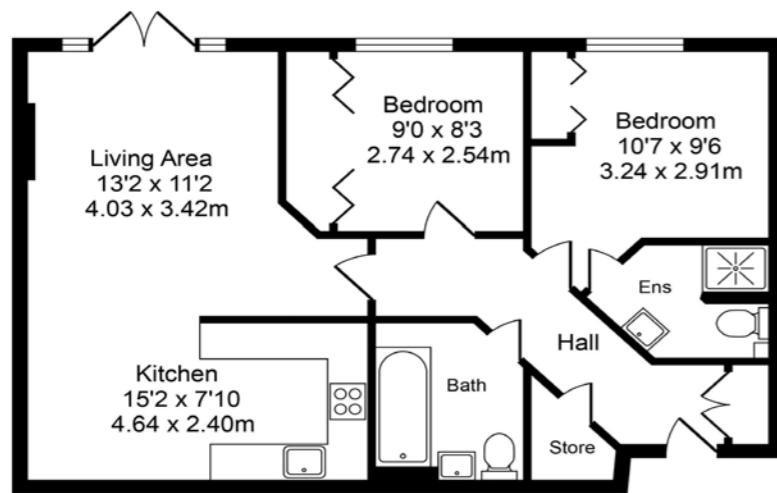


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 Southport: 01704 778668  
 arnoldandphillips.com

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 Chorley: 01257 241173

**Total Approx. Floor Area 698 Sq.ft. (64.8 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 698 Sq.Ft (64.8 Sq.M.)



Tenure: We are advised by our client that the property is Leashold  
 Council Tax Band:C

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.



Nestled in the heart of Aughton is this stunning purpose built ground floor apartment, providing approximately 700sq feet of sumptuous living space. This wonderful home enjoys a particularly pleasant aspect and is finished to the highest of standards throughout. Built by 'Jones Homes' one of the North West's leading developers of quality new build with an enviable reputation for property of character and individuality in highly desirable locations.

This particular apartment offers immaculate accommodation which has been beautifully decorated and finished with high quality fixtures and fittings. Internal inspection will reveal a superbly proportioned lounge with French doors out onto the patio, an attractive fitted dining kitchen, two well proportioned bedrooms, a three piece en-suite, and a three piece bathroom. The development as a whole has been carefully thought out, skilfully designed and built offering several individual courts, each with allocated parking and a lift service.

On entering the main reception of the Hampton Court, you are greeted by the welcoming communal areas with intercom entry. The entrance to the luxury apartment invites you in and flows through to the homes main living areas including a spacious and versatile lounge - a lovely room flooded with natural light from the large feature window with French doors leading out onto the patio. The superb kitchen is a chef's delight and includes a comprehensive array of quality fitted hi-gloss units in cream with Quartz stone work surfaces and integrated appliances including washing machine/dryer, fridge, freezer, electric cooker and hob - just off the kitchen is a dining area which is open to the lounge making it a great space in which to entertain. The home's private spaces include two good sized bedrooms, en-suite facilities and a family bathroom. The master bathroom provides a quality three piece suite with vanity wash hand basin, wc and bath with overhead shower, complementary tiling to the walls completes the stylish look. The master bedroom is a lovely light and bright room fitted with a range of quality bedroom furniture and has en-suite facilities with a walk in shower, vanity unit wash hand basin and low level w.c. the room is completed with complementary tiling to the walls. The adjacent second bedroom is also a double and an ideal guest bedroom and also has quality fitted bedroom furniture.

Outside there are well kept communal gardens along with ample resident and guest parking. The location is extremely convenient with just a short stroll to the train station providing easy access to Liverpool City centre and Ormskirk with its excellent array of amenities.





KEY FEATURES

- Stunning Ground Floor Apartment
- Two Double Bedrooms with Ensuite to Master
- Spacious Lounge
- Circa 698 Square Feet
- Modern and Bright Kitchen
- Private Patio
- Communal Gardens
- Parking
- Desirable Location
- Close to Amenities and Transport Links



