

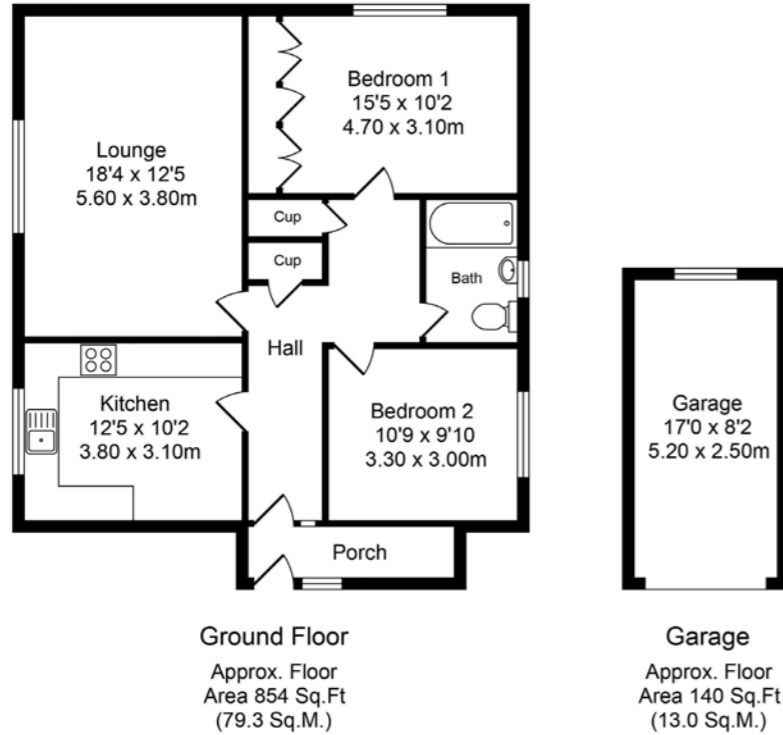


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 994 Sq.ft. (92.3 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  
 Term of Lease: 999 years from 2nd June 1977  
 Years Remaining on Lease: 952 years  
 Ground Rent Payable: £25 p.a. (fixed since 1970's)  
 Service Charge: No Charge Payable  
 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.





Arnold & Phillips are pleased to present this delightful two-bedroom ground-floor apartment, located along the ever-popular Bath Springs in the heart of Ormskirk, West Lancs.

This well-positioned property offers a rare opportunity for those seeking a home with generous outdoor space, convenient off-road parking, and a superb location close to all amenities. Ideal for first-time buyers, those looking to downsize, or investors, this apartment provides an exceptional blend of comfort and potential. With highly rated schools, a wide range of shops, and leisure facilities just a short walk away, this property promises a lifestyle of convenience and accessibility.

Ormskirk is a vibrant and welcoming town, well-regarded for its excellent transport connections and community spirit. The town centre, with its historic market, diverse eateries, and boutique shops, is just moments from the property. For commuters, Ormskirk Train Station offers direct links to both Liverpool and Preston, while nearby motorway access via the M58 connects to the wider region, making this location perfect for those needing to travel regularly. The area is also renowned for its green spaces, with parks and recreational areas providing a peaceful retreat from urban living.

The exterior of this property is both practical and inviting. It boasts a large, fully flagged private garden that is perfect for outdoor entertaining or simply relaxing in your own space. The garden is easy to maintain, offering plenty of room for gardening enthusiasts or those wishing to enjoy a tranquil outdoor setting. The approach to the apartment includes off-road parking alongside a single garage, ensuring convenient access and adding further appeal to this already desirable property.

Upon entering the recently fully-redecorated apartment, you are welcomed by a spacious main living room, filled with natural light thanks to a large picture window that offers views over the front of the property. The living room is tastefully decorated, also having been recently updated with a new carpet, providing a comfortable space to unwind. The generously sized dining kitchen is well-equipped with a range of fitted wall, base, and tower units, as well as integrated appliances and an ample dining area. The internal layout also benefits from two spacious double bedrooms. The accommodation is completed with a modern bathroom suite, while additional storage solutions are thoughtfully integrated throughout the apartment.

The rear garden is a real feature of this property, offering an expansive outdoor area that is rarely found in apartments of this type. With its fully flagged layout, the garden is designed for low maintenance while still providing a private space for outdoor dining, gardening, or simply enjoying the sunshine. The apartment also benefits from gas central heating and double glazing, ensuring a warm and energy-efficient home.

With its prime Ormskirk location, excellent potential for modernisation, and spacious layout, this property offers an exciting opportunity for a variety of buyers. Whether you are taking your first step onto the property ladder, looking to downsize, or searching for a solid investment opportunity, this apartment is well worth considering. Internal viewing is highly recommended to fully appreciate the space and possibilities on offer.







KEY FEATURES

- Ground Floor Apartment
- Two Double Bedrooms
- Circa 994 Square Feet
- Spacious Living Room
- Dining Kitchen
- Good Sized Outdoor Space
- Sought After Location
- Close to Amenities













