

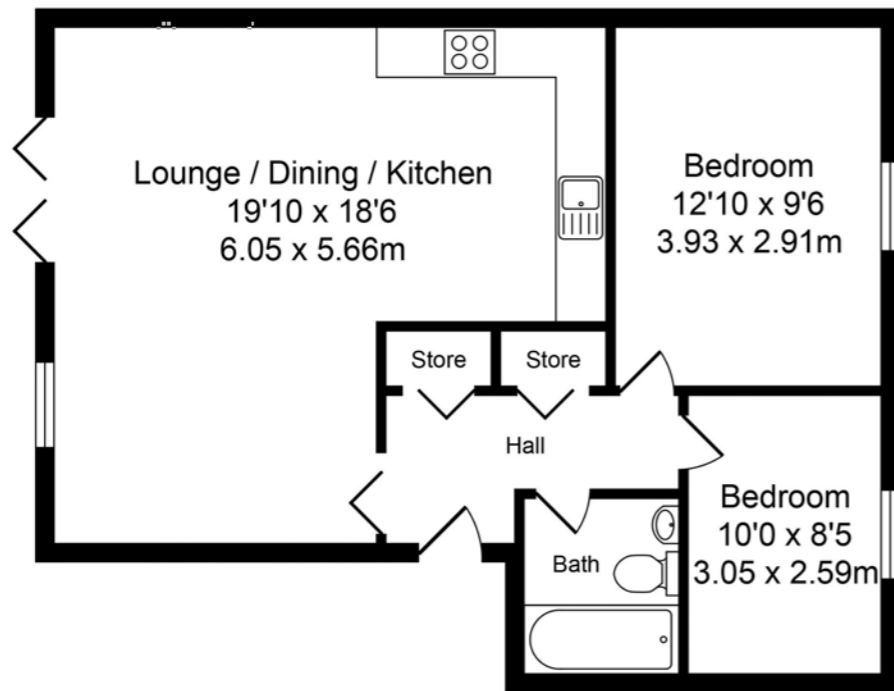


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 614 Sq.ft. (57.0 Sq.M.)

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

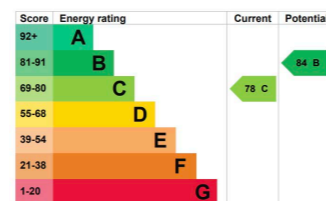


Approx. Floor Area 614 Sq.Ft (57.0 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease & Years Remaining on Lease: TBC
 Rent & Maintenance Charge: £302.57
 Council Tax Band: B
 Details Prepared: 09/10/2024

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 delighted to bring to market this beautifully presented upper floor apartment, offered on a 25% shared ownership basis, located within a modern new build apartment complex within the popular Mulberry Close in Ormskirk, West Lancs.

Superbly positioned this vibrant apartment resides within a short walk of Ormskirk Town Centre and its many popular amenities, local rail-station and highly regarded local primary and secondary schools, whilst also being within close walking distance to the hospital.

This modern apartment provides a large living area which is flooded in an abundance of natural light via dual aspect windows and an attractive Juliet balcony, which provides a pleasant outlook of the surrounding area. This bright living space flows through into an ample dining kitchen which has been fit with a good selection of wall and base kitchen units, complete with a selection of integrated appliances and contrasting work-surfaces. The property enjoys two well-proportioned family bedrooms, both of which are decorated to a high standard. The property is well-served by a fully tiled modern family bathroom comprising bath with overhead shower, WC and wash hand basin.

Extending to a flexible 616 square foot or contemporary apartment living accommodation, internal inspection is highly advised and early viewing will be essential to avoid disappointment.

Offered on a 25% shared ownership basis, this property would be ideal for those looking to take a step onto the property ladder. A 75% rent of £302.57 a month inclusive of service charge is applicable to this property. The provision to acquire additional shares up to a maximum of 80% exists, subject to all the usual required conveyancing processes. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Upper Floor Apartment
- 25% Shared Ownership
- Two Bedrooms
- Circa 614 Square Feet
- Fitted Dining Kitchen
- Large Living Room with Juliet Balcony
- Superb Location
- Designated Parking



