

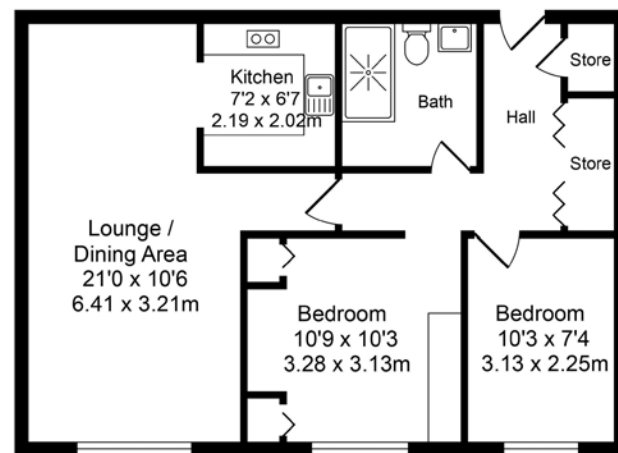


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 620 Sq.ft. (57.6 Sq.M.)

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



Approx. Floor Area 620 Sq.Ft (57.6 Sq.M.)



Tenure: We are advised by our client that the property is leasehold
 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. 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 an opportunity to purchase this well-presented first floor apartment, situated within the popular Hillside Court development in Aughton, West Lancs.

This spacious property offers a carefree lifestyle in a desirable location away from the hustle and bustle of the town whilst remaining far from isolated. Accommodation highlights comprise entrance hallway, a good-sized lounge and dining area with an attractive fireplace, a comprehensively fitted kitchen including a range of wall and base units with integrated appliances and ample workspace. The apartment's private spaces include two generously proportioned bedrooms, providing a range of integrated wardrobes and storage facilities. Completing the accommodation is a modern three-piece shower room which is finished in classic white with complementary tiling to the walls.

This private complex is exclusive to the over 55s and offers a relaxed environment with peaceful communal gardens, ample parking facilities for both residents and visitors and well-maintained communal areas including a communal lounge, kitchen, and utility room, emphasising the sociable community which exists between the residents. Other benefits include a lift and guests overnight accommodation. This highly regarded development enjoys a strong community spirit and is held in high regard, both with residents and visitors.

Within walking distance of the centre of the historic market town of Ormskirk, a vibrant commercial centre with an abundance of shops and amenities, including an eclectic range of boutique shops and high street stores, diverse eateries, and welcoming bars. Excellent transport links are also conveniently on hand, with the M58 motorway and the railway network close by, ensuring ease of travel to surrounding towns and cities. Extending to around 620 square feet, internal inspection is highly recommended.



Communal Lounge



Communal Laundry Room



KEY FEATURES

Well Presented First Floor Apartment

Two Bedrooms

Circa 620 Square Feet

Over 55's Only

Lounge/Dining Room

Well Kept Communal Lounge, Kitchen, Utility & Gardens

Parking Facilities

Desirable Location







