

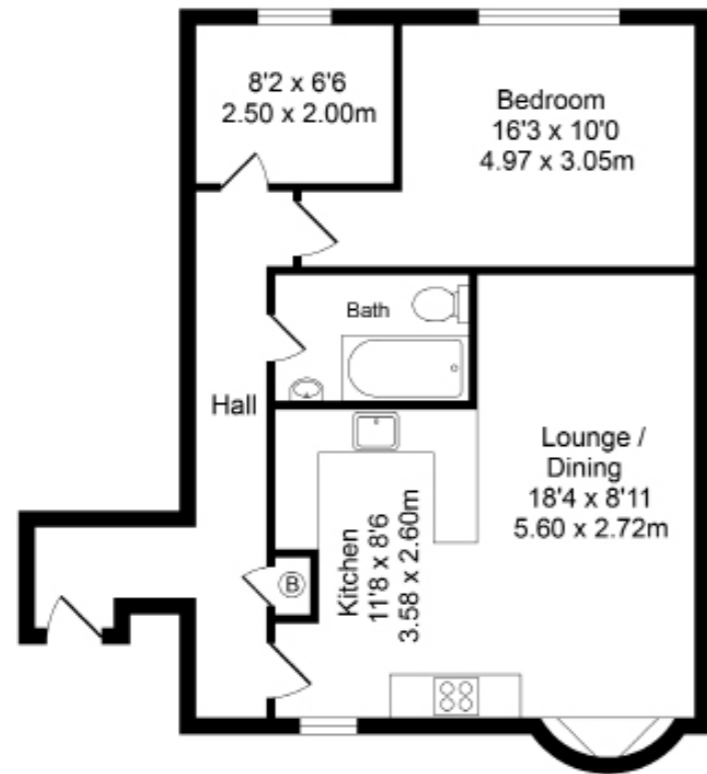


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Total Approx. Floor Area 623 Sq.ft. (57.9 Sq.M.)

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

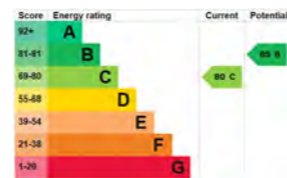


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Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 150 years from 1st January 2005
 Years Remaining on Lease: 131 years
 Ground Rent: £100 p/a
 Service Charge: £105 p/m
 Council Tax Band: B
 Details Prepared: 30/10/2024

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 present to market this two-bedroom apartment offered with no chain and perfectly placed for all the excellent amenities in Burscough's bustling village centre. The apartment offers contemporary styling throughout and early internal viewing is highly recommended.

The accommodation briefly comprises secure communal entrance, reception hallway, an open plan kitchen/living area with French doors onto a Juliet balcony overlooking the canal, two generous bedrooms and a three-piece bathroom finished in white.

Externally, off-road parking for one vehicle is included. The apartment is located within a highly regarded and established residential development within the desirable village of Burscough, an area which has seen a consistent demand for housing due to the pretty surrounding countryside with canal sidewalks and its vibrant village centre.

To arrange a viewing or for more information, please contact our Ormskirk branch. Our friendly team will be more than happy to assist with any inquiries or help you discover more about this beautiful home.

