



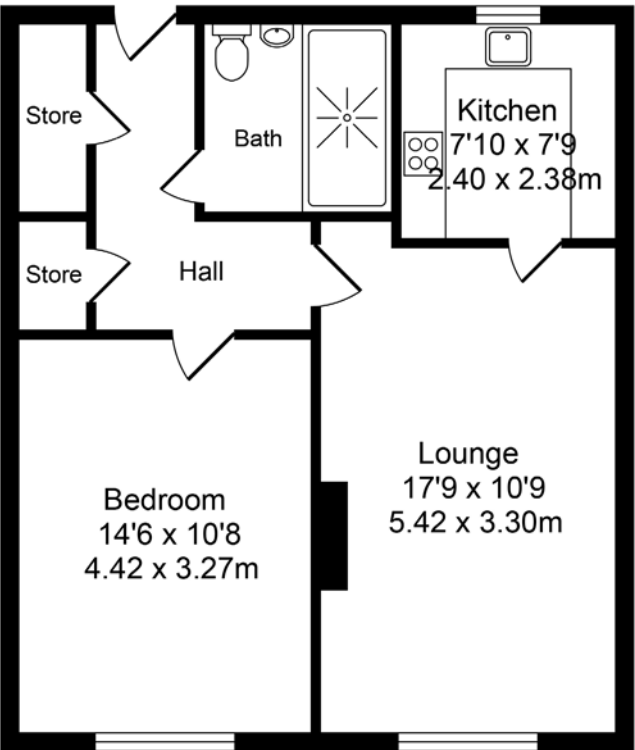
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 568 Sq.ft. (52.8 Sq.M.)

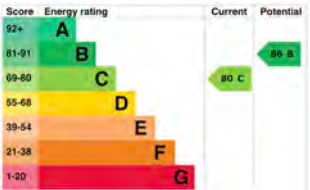
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 568 Sq.Ft
(52.8 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 125 years from 1991
Years Remaining on Lease: 91 years
Ground Rent: £218.69 per annum
Service Charge: £245.89 pcm (April 2024- Mar 2025)
Council Tax Band: C
Details Prepared: 21/01/2025

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.



THE LUXURY PROPERTY SPECIALISTS

Green Lane, Ormskirk

A&P

Arnold and Phillips are excited to offer this well-presented, one-bedroom first-floor apartment, situated in the highly sought-after Fountains development along Green Lane in Ormskirk, West Lancs. Ideally positioned just a short stroll from the vibrant town centre, this over-55s development offers an appealing blend of contemporary living with a welcoming community spirit. Offered with no onward chain and vacant possession, this compelling property is ideal for those seeking a convenient and comfortable lifestyle, providing everything you need in an easily accessible and well-maintained environment.

The Fountains itself is set within beautifully landscaped communal gardens, complete with charming fountains and numerous seating areas, providing a peaceful space for residents to unwind or socialise. The apartment is accessed through secure gates, ensuring privacy and peace of mind. A range of resident and visitor parking spaces are available, making the property convenient for those with cars. Upon entry, you're welcomed into a bright and spacious communal lounge area, perfect for meeting neighbours or simply enjoying some quiet time. The property also benefits from lift access and a laundry room, ensuring day-to-day tasks are made all the easier as well as an on-site house manager.

Stepping into the apartment, you'll find a neutral décor throughout, which allows you to easily add your personal touch. The spacious living/dining room is the heart of the home, providing ample space to relax and entertain. A modern feature fireplace acts as the focal point of the room, creating a cosy atmosphere during colder months. The living area flows seamlessly into the U-shaped kitchen, which is fully equipped with a range of integrated units and appliances. The contrasting work surfaces add a touch of style to the space, while providing plenty of room for meal preparation or casual dining.

The large double bedroom offers a peaceful retreat, with views over the beautifully kept communal grounds. The room is generously sized and offers plenty of natural light, creating a bright and airy atmosphere. A built-in wardrobe offers convenient storage space, while the neutral colour scheme provides a versatile backdrop for your choice of furnishings.

The modern shower room is both functional and stylish, featuring a double shower unit, WC, and vanity wash hand basin. There is plenty of storage space adjacent to the shower room, allowing for easy organisation of personal items.

This apartment offers a fantastic opportunity to enjoy independent living in a safe and secure environment, while still being close to all the amenities that Ormskirk has to offer. Whether you enjoy a quiet afternoon in the communal gardens or a quick trip into the town centre, this property allows for a balanced and fulfilling lifestyle.

The location itself offers a host of conveniences. Ormskirk's bustling town centre is just a short walk away, providing a range of shops, cafes, and restaurants. The development is well-served by local transport links, with bus and train services offering easy access to surrounding areas. If you're looking for a blend of tranquillity and convenience, this location delivers. Furthermore, for those with an interest in the outdoors, there are several parks and green spaces nearby, ideal for leisurely walks or social outings.

If you're seeking a well-maintained, modern apartment in a thriving community with all the essential amenities close at hand, this property could be the perfect match. With an inviting atmosphere and practical design, we highly recommend an internal viewing to fully appreciate what this home has to offer.





KEY FEATURES

- Well-Presented First-Floor Apartment
- One Bedroom
- Circa 568 Square Feet
- Over 55's Development
- Spacious Living/Dining Room
- Fully-Equipped Kitchen
- Beautiful Communal Gardens
- Resident & Visitor Parking
- Communal Lounge & Laundry Room
- Lift Access



