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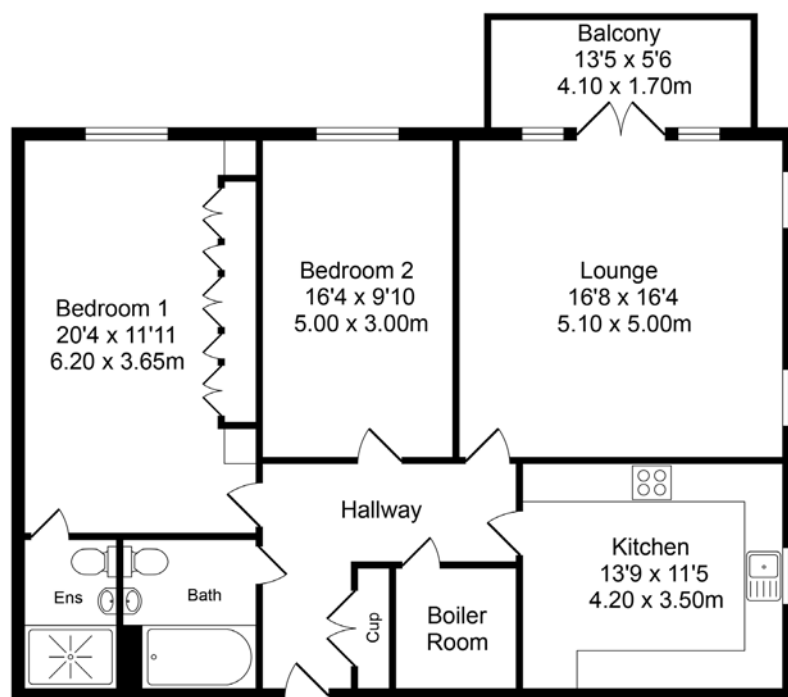
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ARNOLD & PHILLIPS
ESTATE AGENTS

Sandringham House, Ormskirk

Total Approx. Floor Area 1113 Sq.ft. (103.4 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 1113 Sq.Ft (103.4 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 125 years from 2008
Years Remaining on Lease: 108 years remaining
Service Charge: Approx. £1698 per annum
Ground Rent: £190 per annum
Council Tax Band: D
Details Prepared: 19/03/2025

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

Aughton Park Drive, Aughton

A&P

Arnold and Phillips are excited to offer this immaculate two-bedroom second-floor apartment, situated within the sought-after Sandringham House development on Aughton Park Drive in Aughton, West Lancashire. Perfectly positioned, the property is just a short stroll from Aughton Park rail station, making it an ideal choice for commuters and those seeking easy access to local amenities. With the added benefit of both private resident and visitor parking, peace of mind is assured.

Accessed via a secure intercom system, the apartment is housed within a well-maintained building, complete with a lift for easy access to the second floor. The property is part of a highly regarded management company, ensuring that the communal areas remain in pristine condition. Upon entering the apartment, you're welcomed by a spacious hallway, leading into the open-plan living areas.

The property boasts two large double bedrooms, both neutrally decorated, providing ample space for furnishings and storage. The master bedroom enjoys the added luxury of a range of fitted wardrobes, offering both convenience and style. It also benefits from a lavish en-suite bathroom, fitted to a high standard, making this space a private retreat. The second bedroom is equally spacious, perfect for guests, family, or as a home office, depending on your needs.

The main family bathroom is equally well-appointed, providing a bath with an overhead shower, WC, and a vanity wash hand basin, finished with modern tiling that complements the overall aesthetic of the apartment.

The right side of the property features a modern, well-equipped kitchen, which is fitted with an array of integrated wall, base, and tower units. The contrasting work-surfaces add a stylish touch to the space, while the integrated appliances ensure the kitchen is both functional and sleek. A spacious dining area is incorporated into the design, providing a comfortable space for family meals or entertaining guests. This area flows effortlessly into the generous living room, which is flooded with natural light thanks to dual-aspect windows, creating a bright and airy feel throughout. The living room opens onto a large balcony terrace, offering a perfect spot to relax and enjoy the pleasant views of the surrounding area.

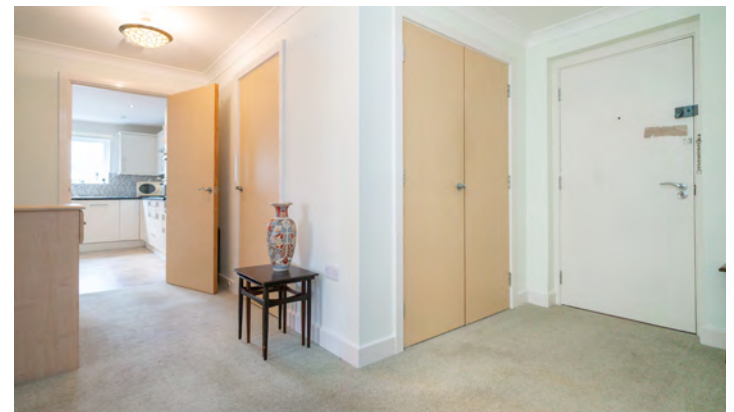
Externally, the property is surrounded by well-maintained communal gardens, offering a peaceful setting to unwind or take a leisurely walk. The overall upkeep of the grounds adds to the appeal of living in this desirable development.

With approximately 1,113 square feet of living space, the apartment also benefits from modern central heating and double glazing, ensuring year-round comfort. Offered with vacant possession and no onward chain, this property is ready for immediate occupation. Its combination of spacious rooms, contemporary finishes, and prime location make it an excellent option for a wide range of buyers.

Located in the heart of Aughton, this apartment enjoys a quiet yet convenient position. Aughton Park rail station is just a short walk away, providing easy access to Liverpool and beyond, while local shops, schools, and amenities are all within easy reach. The area is known for its attractive, peaceful surroundings, making it a desirable location for families, professionals, and retirees alike.

Internal inspection is highly advised to fully appreciate the space, quality, and potential this superb apartment has to offer. Whether you're looking to downsize, invest, or simply find a modern, well-positioned home, this property certainly ticks all the boxes.





KEY FEATURES

- Immaculate Second-Floor Apartment
- Two Bedrooms
- Circa 1113 Square Feet
- Generous Living Room with Balcony Terrace
- Well-Equipped Kitchen
- Peaceful Setting
- Well-Maintained Communal Gardens
- Resident & Visitor Parking
- Secure Intercom System
- No Onward Chain & Vacant Possession



