



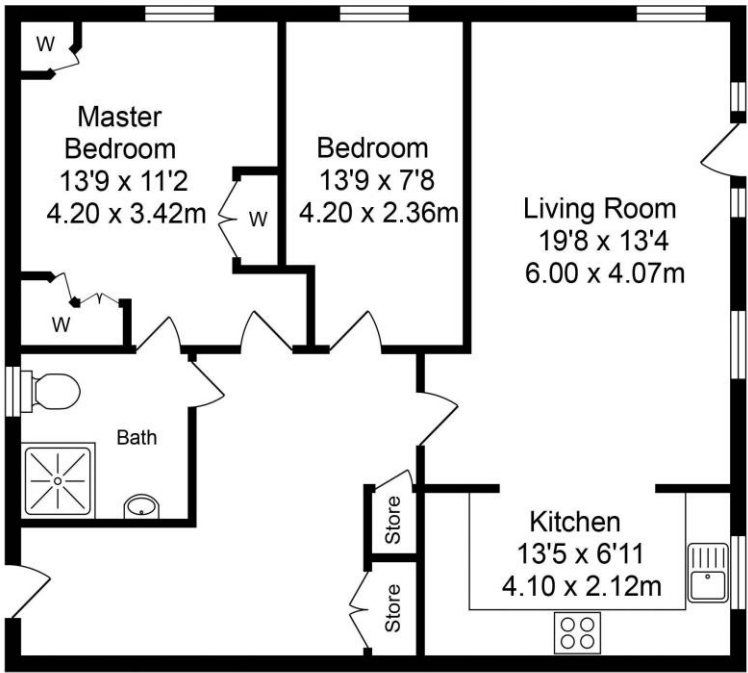
Aughton Street, Ormskirk



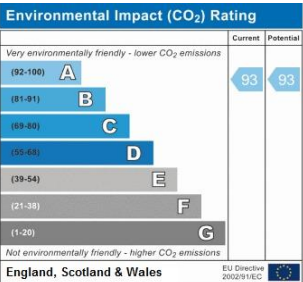
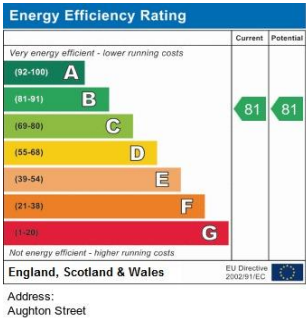
Aughton Street, Ormskirk

Brookside, Ormskirk  
Total Approx. Floor Area 840 Sq.ft. (78.0 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 840 Sq.Ft  
(78.0 Sq.M.)



01695 570102  
enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £165,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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.



This innovative contemporary retirement development is unique in the area, the property is marketed on a 75% shared ownership basis. Having been designed to ensure its residents are fully supported yet can easily maintain their links with the local community and continue to play an active role in society. The extra care approach to care and support, which Brookside is designed to deliver, is flexible to the individual needs of each resident, which means that a number of bespoke packages are available, so where twenty four hour care and support is necessary, it is available, and where minimal care needs are required, residents are free to enjoy their independence and the many facilities on offer. The wide-ranging facilities are plentiful and include residents lounges, fitness suite, on-site hair salon and even a bistro, affording a wonderfully sociable environment, so one never feels isolated, whilst also worthy of particular emphasis is the convenience of the location, being but a short walk from the town centre, renowned for its character and charm, its pleasing blend of high street and boutique stores, and its eclectic range of eateries, as well as superb public transport links.

An exciting opportunity has arisen within the development in the form of this two-bed top floor apartment, which enjoys a delightful aspect over the communal gardens and adjoining school playing fields. The well-presented accommodation is serviced by a secure entry system and a lift, whilst the private spaces extend to in excess of a generous 840 square feet, entering via the reception hallway with ample built-in storage cupboards, and continuing through into the 19' lounge/diner, which is lovely and spacious, whilst being filled with natural light via the attractive Juliet balcony, which will be invaluable in the summer months, as well as providing that delightful open aspect. The open plan layout into the kitchen works very well and emphasises the feeling of space, being fitted with a modern range of wall and base units in gleaming white, with contrasting laminated work surfaces, and equipped with an integrated electric oven, halogen hob and extractor canopy, as well as a washing machine and fridge freezer. Whilst the two well-proportioned bedrooms are both bright and appealing. The second being ideal for any relatives that may wish to visit and explore the local area with family members. The shower room, which is accessible from the reception hallway as well as being en-suite to the master bedroom, completes the accommodation, being fitted with a modern three-piece suite in classic white, comprising of close-coupled WC and vanity wash hand basin, as well as a walk-in shower. Externally, the communal gardens ensure one is never short of a space in which to sit and relax on a hot summer day, whilst there is off-road parking facilities available within the car park.

Available with the benefit of no onward chain, we would highly recommend a meeting to appreciate all that the development and property can offer.

We are informed by our client that the current Service Charge is as follows:  
Weekly Charge - £88.34 - which comprises of:  
£38.93 - Service Charge (includes all utilities, gas, water and electric)  
£27.10 - Rent  
£14.30 - Amenity Charge  
£2.01 - Management & Maintenance Fee









