

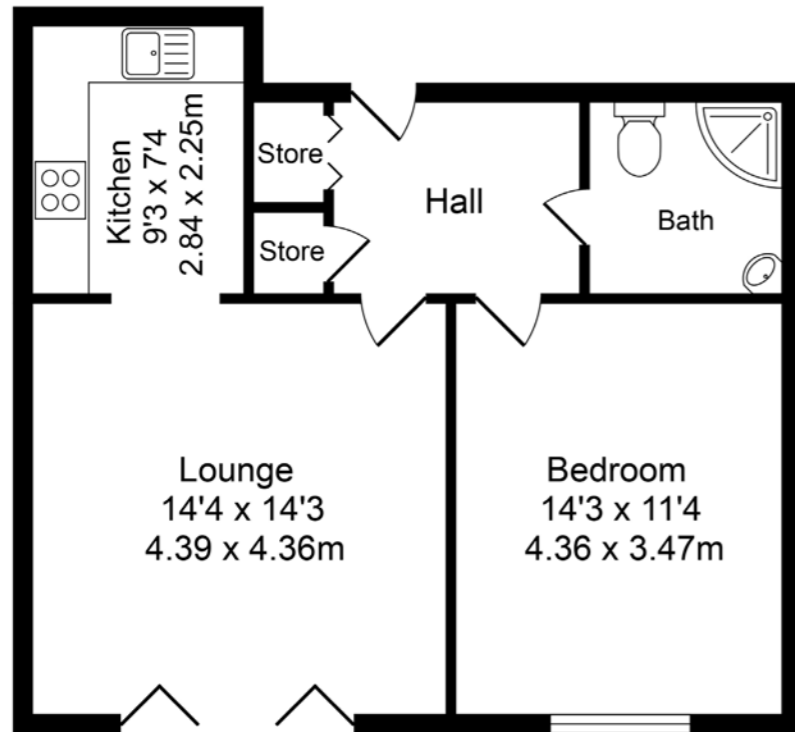


Ormskirk: 01695 570102
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Chorley: 01257 241173
Southport: 01704 778668

Total Approx. Floor Area 578 Sq.ft. (53.7 Sq.M.)

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

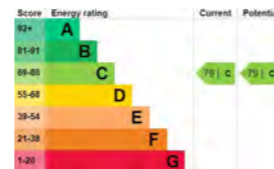


Approx. Floor Area 578 Sq.Ft (53.7 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
Ground Rent Payable: £78.98 per week
Service Charge Payable: £91.62 per week (please contact our office for further details)
25% Shared Ownership
Council Tax: Band: C
Details Prepared: 21/02/2023

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 offer an exciting opportunity to acquire this spacious second floor one bedroom apartment, residing within the popular Brookside development along Aughton Street in Ormskirk, West Lanes.

Offered on a 25% shared ownership basis, where you would own 25% of the property and rent the additional 75%, the rent share charges along with included service charges, ground rent, amenity charge (electricity, gas and water) and buildings insurance totals a very reasonable £170.60 per week.

With allocated parking and a bustling community of amenities included within the development, access is granted via the private intercom. A spacious entrance hallway welcomes you initially, with a tiled contemporary wetroom, WC and vanity wash hand basin. The large bedroom is neutrally decorated and well-lit via a picture window. The main lounge enjoys a Juliet balcony with aspects over the gardens and is decorated to a high level with an attractive feature fireplace. This versatile space flows through to a self-contained modern kitchen, providing an array of wall, base and tower units, featuring a selection of integrated appliances and stylish contrasting work-surface.

You'll have peace of mind knowing that all essential services are within easy reach, with Ormskirk town centre just a stone's throw away with its wide array of local amenities and independent retailers, along with providing superb transport and commuter links via the local rail station.

Brookside provides a wide range of in-house amenities for residents, including a secure concierge entrance, a lift conveniently located near the entrance and reception, a restaurant, hair salon, and communal breakfast room. Residents can also enjoy various activities such as games and planned activities, along with a beautifully maintained communal garden designed for relaxation. Additionally, the complex features a secure, monitored car park with camera systems, and a residents-only lift located near the car park for added convenience.

Extending to a generous 578 square feet of assisted living accommodation, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Spacious Second Floor Apartment

One Bedroom

Circa 578 Square Feet

Good-Size Lounge with Juliet
Balcony

Self-Contained Modern Kitchen with
a Selection of Integrated Appliances

Aspects Over the Gardens

Residents Lounge

Communal Laundry Room

Private Intercom

Allocated Parking



