BRIGHOUSE
WOLFF

12 Chapel Moss, Ormskirk, L39 4XE

70% Shared ownership £60,000

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A Two Bedroom first floor over 55's retirement flat which is set in a sought after location in the heart of Ormskirk, with the benefit of having no further chain delay.

The property is offered on a 70% shared ownership basis and any prospective purchaser must satisfy Riverside Group's qualification criteria. The property is only available to the over 55's.
The monthly service charge is £175.86.

The property is ideally situated within walking distance of Ormskirk Railway and bus stations both of which provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Edge Hill University, primary and high schools.

The accommodation which provides a light and flexible layout briefly comprises; Communal hallway, entrance hallway, lounge, fitted kitchen two bedrooms and modern shower suite. To the exterior are well maintained communal gardens and off road development parking.

Further benefits include but are not limited to gas central heating and double glazing.

Please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

COMMUNAL HALLWAY
Secure intercom/porterage access system, stairs lead to the first floor, secondary door access to the communal gardens

FIRST FLOOR

FLAT 12

ENTRANCE HALLWAY
Entrance door, ceiling lighting, access to all accommodation. Two large storage/linen cupboards.

LOUNGE
18'4" x 10'8" max sizes (5.60 x 3.27 max sizes)
A large and light room with double glazed window, radiator panel, ceiling lighting & tv point.

FITTED KITCHEN
13'5" x 5'11" (4.10 x 1.82)
Fitted with a range of wall and base units together with contrasting work surfaces and splash back tiling. With plumbing for a washing machine, sink and drainer unit, cooker point, wall mounted gas combination boiler, double glazed window and ceiling lighting.

BEDROOM 1
13'3" x 9'2" (4.05 x 2.81)
Principal double bedroom with double glazed window, radiator panel, ceiling lighting & a range of fitted wardrobes.

BEDROOM 2
9'6" x 8'0" (2.90 x 2.45)
Second bedroom with double glazed window, radiator panel, ceiling lighting & built in wardrobe.

SHOWER ROOM
9'6" x 5'8" (2.91 x 1.75)
Fitted with a three piece shower suite comprising; corner shower cubicle with overhead shower and screens, low level wc, wash basin, partially tiled walls, ceiling lighting and double glazed frosted window.

WIDER DEVELOPMENT
The property is accessed via the development road off Chapel Street. With ample residents off-road parking and well maintained communal garden areas to numerous aspects, all which have well stocked and well kept flower, shrub and tree borders.

MATERIAL INFORMATION

70% SHARED EQUITY
The asking price of the property is calculated as 70% of the true market value (£95,000) at time of marketing.

The housing association for this property is Riverside Housing Group who can be contacted on. 0345 111 0000 or www.riverside.org.uk

TENURE
LEASEHOLD

DATE: 26 April 1996

TERM: 99 Years from 1 July 1985

RENT: No Rent Reserved

MANAGEMENT & LEASE CHARGES
£175.86 Management charge per month .

COUNCIL TAX
West Lancs. Council 2024/25

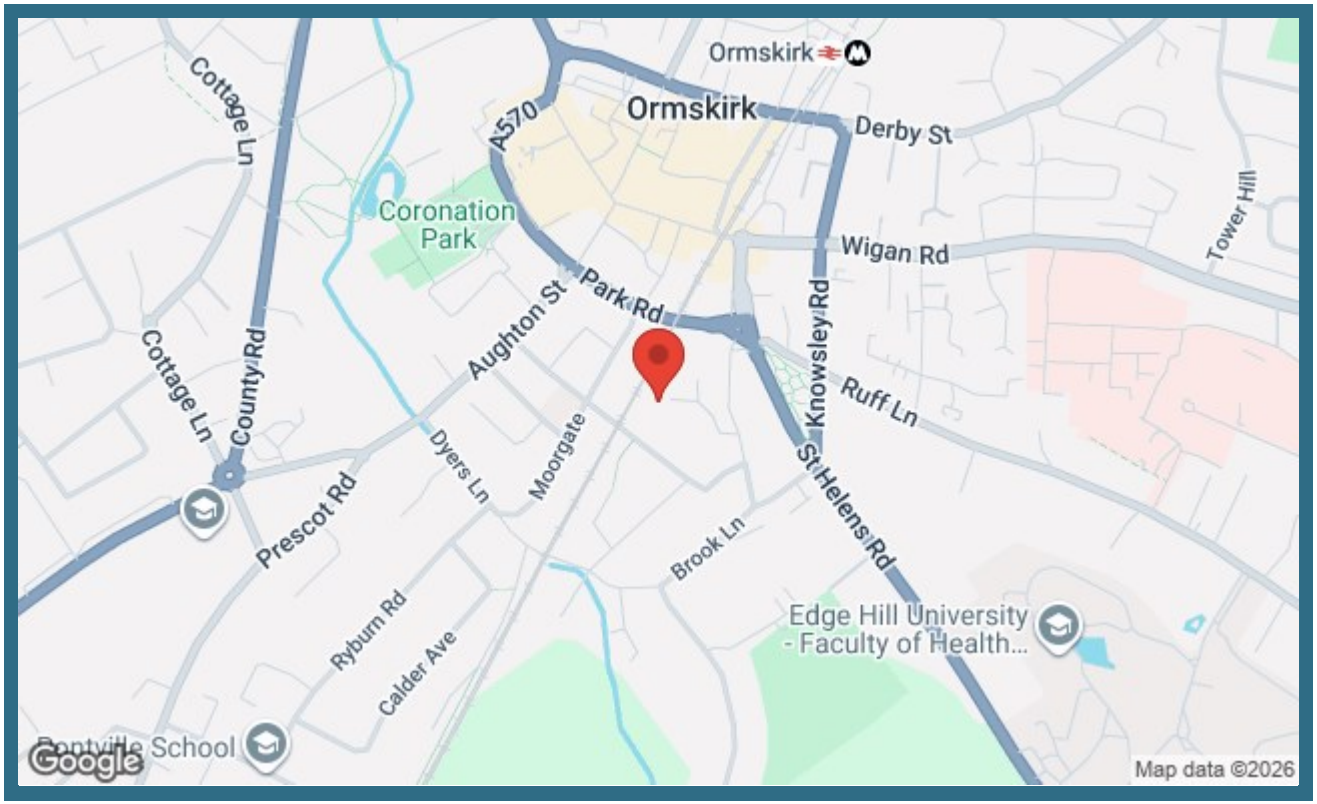
Band: B

Charge: £1736.83

BROADBAND
SUPERFAST Broadband is available - Ofcom website.

CONSTRUCTION
Brick block with pitched roof. Several similar apartments set over two floors.

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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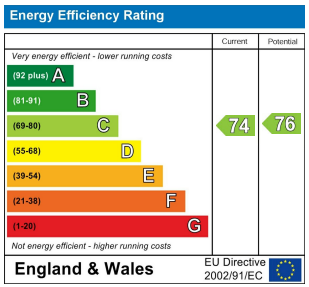
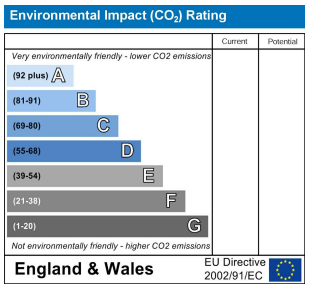
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.

TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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