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98 Brookside Aughton Street, Ormskirk, Lancashire L39 3BT  
**25% Shared Ownership £32,500**





## 98 Brookside Aughton Street, Ormskirk, Lancashire L39 3BT

REDUCED ASKING PRICE !! PLEASE CONTACT US TODAY TO ARRANGE A VIEWING!

A Modern And Spacious Second Floor Two Bedroom Over 55 Retirement Apartment set in an award winning complex within close proximity of Ormskirk town centre and its associated amenities.

Represented by 25% Ownership (100% Ownership £130,000).

This splendid development is located just off Aughton Street, Ormskirk and therefore enjoys a peaceful central location whilst being set close to Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and market.

Ormskirk Hospital is located within ease of access, as are the town's rail and bus stations which both provide direct access into Liverpool City Centre. Access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The accommodation which is modern and immaculately presented throughout briefly comprises; Communal entrance hallway with lifts to all floors, Entrance hallway with storage cupboards, lounge/diner with 'Juliet Balcony', modern fitted kitchen, two bedrooms and modern Jack & Jill style shower suite.

The wider complex features but is not limited to; Concierge secure entrance reception, 'Brookes' Restaurant, Hairdressers, breakfasting/communal/music & games rooms, monitored residents car park & very well maintained and numerous communal garden areas.

A 24 Hours call/care line and additional support for those requiring a little extra assistance are available if required at an additional cost, whilst the rent and management charges are listed within this brochure.

Further benefits include heating system, double glazing throughout and no further chain delay.

Please contact us today on 01695 580801 to arrange a convenient time to view.

### COMMUNAL RECEPTION

Security intercom access system provides access into the reception area, restaurant, Hairdresser and wider development facilities.

### DEVELOPMENT FACILITIES

Brookside is situated in the heart of Ormskirk and is designed with you in mind, enabling

you to live independently for longer with flexible support available when needed. You will have the peace of mind of knowing that everything you need is close by. The complex benefits from but is not limited to; Concierge secure entrance, reception, Restaurant, Hairdressers, Cinema room, Bingo sessions, breakfasting/communal rooms, games, music & relaxation rooms, secure registration monitored car park with camera systems & very well maintained communal garden areas for the enjoyment of all residents.

### SECOND FLOOR

Lift leads to a spacious communal landing area with access to all second floor apartments indicated.

### APARTMENT 98

#### ACCOMMODATION

#### HALLWAY

Entrance door leads into a spacious hallway with ceiling lighting, storage/cloak cupboard and double cupboard housing the central heating boiler system. There is also an entryphone system and emergency pull-cord.

#### LOUNGE

15'7" x 11'6" (4.75 x 3.51)

Main reception area of the property with doors and windows facing onto a sunny Juliet balcony and opening door. Excellent views over the main communal garden. With radiator panel, ceiling lighting, tv point, space for dining table and chairs & open access to the fitted kitchen

#### MODERN FITTED KITCHEN

11'6" x 6'11" (3.51 x 2.12)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated appliances include, hob, oven, extractor chimney, sink and drainer unit & washing machine. Recessed spotlighting and down lighting.

#### BEDROOM 1

14'6" x 14'3" (4.42 x 4.36)

A spacious double bedroom with two large windows providing a wealth of light. A modern range of fitted bedroom furniture including wardrobes, bedside tables and drawers/dressing unit.

#### BEDROOM 2

11'10" x 7'4" (3.62 x 2.24)

Double glazed window unit, radiator panel, storage cupboards, dressing table & ceiling lighting.

## SHOWER SUITE

8'0" x 6'8" (2.45 x 2.05)

Fitted with a modern high specification 'Jack & Jill' style walk in shower suite with access doors to the hallway and master bedroom comprising; Shower enclosure with overhead mixer shower, low level wc with concealed cistern, vanity wash basin, contrasting tiled elevations, storage cupboards and ceiling lighting. Emergency pull-cord.

## SECOND FLOOR LOUNGE AREA

Situated throughout the development are numerous lounge areas for the use of residents, the nearest of these lounges being within close proximity of the apartment. Pictures of this lounge will be found on the internet portals, however facilities within briefly comprise; panoramic windows with views over the development and surrounding area, dining tables and chairs and a kitchenette with power and running water for residents' usage.

## MANAGEMENT/RENT CHARGES

SERVICE CHARGE for 2026 is £143.10 per week.

Shared Ownership rent is £121.83 per week

Please see below Leaseholder Guide.

## BROOKSIDE LEASEHOLDER GUIDE

Brookside Leaseholder Guide for Purchasers 2025

Properties at Brookside are available for purchase (leasehold), part-purchase (referred to as shared-ownership) and rent. This means that there are options available to suit various financial circumstances.

Purchase (leasehold)

A typical one-bedroom apartment starting from £120,000.

A typical two-bedroom apartment starting from £130,000.

Each household will also pay an amenity charge (for utilities) of £58.83 per week, service charge of £103.50 per week and leaseholder charge of £5.67 per week. Weekly Charge £168.00.

Shared Ownership (prices based on 25% shared ownership, and 75% rental)

A typical one-bedroom apartment starting from £30,000 plus rental approx £TBC per week

A typical two-bedroom apartment starting from £32,500 plus rental approx £TBC per week.

Note these are based on average apartment size for the bedroom type and rent may vary. It may also be possible to part-purchase an apartment up to 75%, depending on your financial circumstances. Financial examples are available on request.

Explanation of charges

Service Charge

This charge will cover the cost of staffing and providing on site services such as scheme management, cleaning of the communal areas, gardening/ground maintenance, servicing of communal area equipment, building insurance for the fabric of the building, and communal TV system.

Service charges are based on the estimated charge of providing the services and adjusted

annually according to actual costs of provision.

Amenity Charge (Utilities)

This charge covers all your personal fuel, water and sewage costs, so the only other normal bills you would pay to live in Brookside would be for council tax (you may be exempt) and any personal amenities such as your phone or TV service.

Other Costs

If you are considering moving to Brookside, there are other costs that you should be aware of.

Care and Support Costs

There will be a base level of support that will be provided for all residents (the core service). The core service at Brookside has a supporting people weekly charge of £9.75 per apartment. This covers Community Alarm monitoring and 24-Hour Response.

The amount you may pay for any support or care will depend on your individual needs and your income and expenditure.

These charges are payable direct to the onsite Care provider Guardian Care.

Daily Living Costs

You will need to pay for all your daily living costs, which include but are not exclusive to; council tax, TV license, home contents insurance and food.

Repairs

Leaseholders are responsible for repairs to apartments. YHG are able to offer an optional repairs service for £43.93 month.

Sinking Fund (Leaseholders and Shared Ownership only)

The sinking fund is a contribution to the funding of future major repairs.

In our lease, this is based on 1% of the market value of the property annually and is collected when you sell your apartment.

Welfare Benefits Advice

If you want to work out if you may be entitled to claim pension credit, or other sources of financial assistance to help pay for the charges in Brookside then please contact the Sales Team, who will pass your information on to a person who can advise.

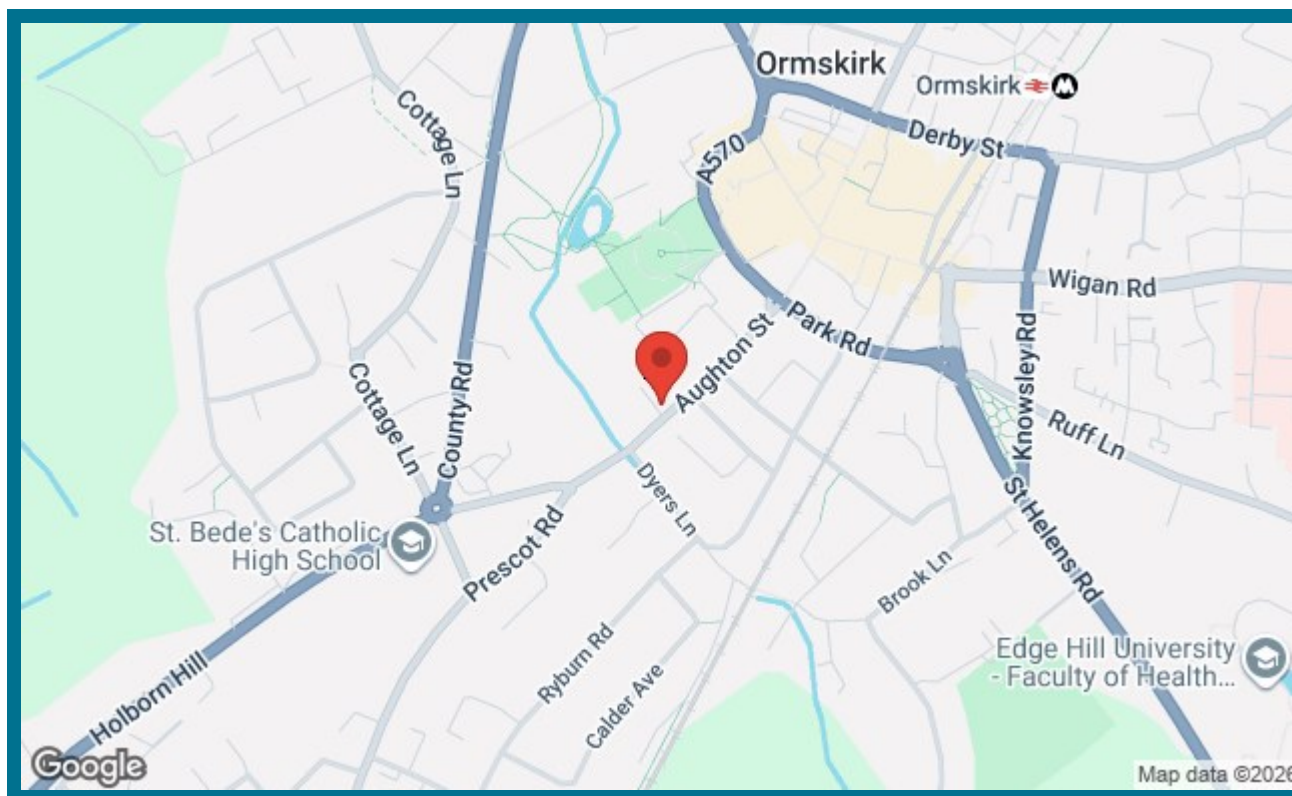
Please note information is correct at time of writing, subject to change. Updated: November 2024

## COUNCIL TAX

Band D

## COMMUNAL AREA WALK THROUGH

<https://my.matterport.com/show/?m=S9dhBVT4fF2>



### 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.



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GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



