



**BRIGHOUSE  
WOLFF**

**20 Brookside, Aughton Street, Ormskirk, Lancashire L39 3BP  
25% Shared Ownership £30,000**







A modern and spacious ground floor over 55's retirement apartment set in an award winning complex within close proximity of Ormskirk town centre and its associated amenities.

The associated management charges cover most bills (other than the Council Tax), a comprehensive list of what is included is available for your perusal.

Represented by 25% Ownership.

This modern development is located just off Aughton Street, Ormskirk and therefore enjoys a peaceful central location whilst being set close to Ormskirk town centre with it's 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 both of which provide direct access into Liverpool City Centre, wider Lancashire and beyond. Access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The accommodation which benefits from having no chain delay briefly comprises; Communal entrance hallway with numerous facilities, Entrance hallway with storage cupboards, lounge/diner with ground floor sun terrace, modern fitted kitchen, double bedroom 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 & 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.

### DEVELOPMENT AMENITIES

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.

### RECEPTION

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

### COMMUNAL AREA WALK THROUGH LINK

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

### GROUND FLOOR

### APARTMENT 20

### ACCOMMODATION

### ENTRANCE HALLWAY

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

### LOUNGE

16'10" x 14'3" max sizes (5.14 x 4.36 max sizes)

Main reception area of the property with door and windows leading onto a sunny Southerly facing outside sun terrace. Excellent views over the communal gardens. With electric radiator panel, ceiling lighting, tv point, space for dining table and chairs & open access to the modern fitted kitchen

### SUN TERRACE

A very sunny external private sun terrace provides excellent outdoor seating space. The terrace overlooks the main communal gardens and faces in a sunny Southerly direction.

### MODERN KITCHEN

9'9" x 8'8" (2.99 x 2.66)

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.

### DOUBLE BEDROOM

14'0" x 10'10" (4.29 x 3.31)

A spacious double bedroom with window providing a wealth of light. Double glazed window, radiator panel & ceiling lighting.

### MODERN WET ROOM

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

### COMMUNAL LOUNGES

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.

Facilities within these lounges generally 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.

### MATERIAL INFORMATION

#### TENURE

LEASEHOLD

DATE: 29 JUNE 2012

TERM: 125 YEARS FROM 29 JUNE 2012

#### MANAGEMENT FEES

SERVICE CHARGE for 2025 is £139.33 per week.

Shared Ownership rent is £121.56 per week

Please see below Leaseholder Guide.

#### COUNCIL TAX

West Lancs. Council Tax 2024/25

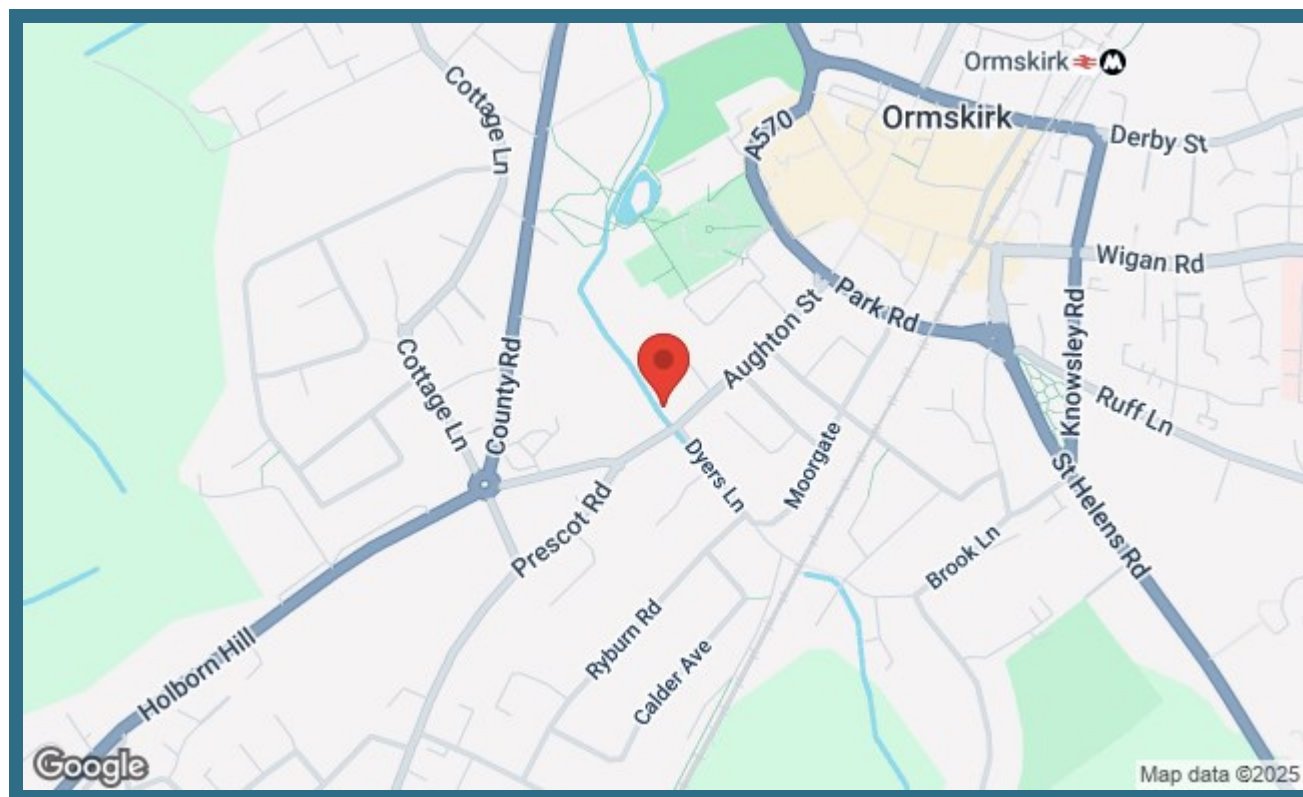
Band: C

Charge: £1984.95

#### BROADBAND & MOBILE

Broadband: Ultrafast Broadband is available - Highest available download Speed: 1800 Mbps Highest available upload Speed: 220 Mbps

Mobile Coverage: Limited/Likely



### 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.

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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