

FOR SALE

26, Bramley Court, Standish, WN6 0JZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



26, Bramley Court, Standish, WN6 0JZ

A lovely modern one bed ground floor apartment with private garden

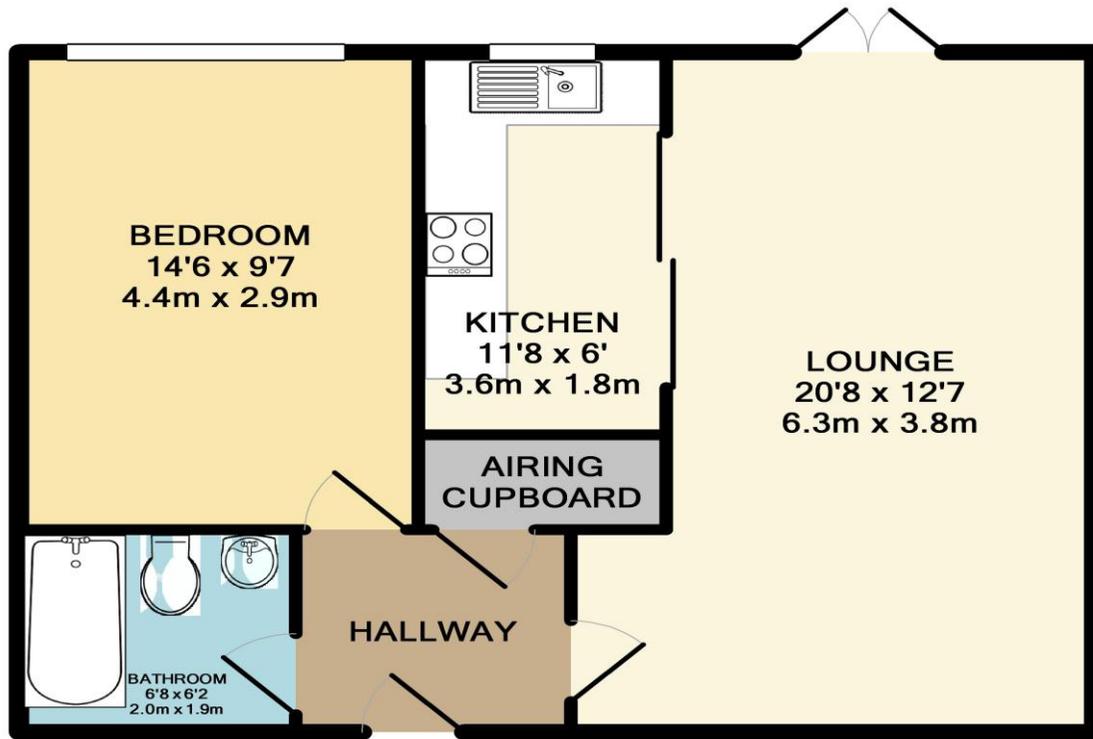


- Ground floor apartment
- One good sized double bedroom
- Family bathroom / shower over bath
- OVER 55's ONLY
- Open plan lounge / dining room
- Well equipped fitted kitchen
- SOLD WITH NO ONWARD CHAIN
- 536 SQ.FT

If you are aged 55 or over and are looking to retire to a secure, low maintenance, economical apartment in the heart of the vibrant village Standish, then we can whole heartily recommend you take a closer look at this first class, one bedroom apartment. The property is now offered for sale with NO ONWARD CHAIN and has recently been refurbished to include new flooring and a full re-decorate. Bramley Court is a purpose built, gated development that has firmly established itself as one of the best places to live if you require first class amenities within easy walking distance of Standish centre. Featuring a lounge area for residents and visitors to meet, there is ample onsite parking for you and guests and a serviced lift to the upper floors. Number 26 enjoys some great features firstly it can be accessed at ground floor level with no stairs and it also benefits from a rather nice little front garden with a sunny south westerly aspect. An economical heating system keeps the apartment nice and warm and efficient Upvc double glazing has been installed throughout the development. The apartment is also to be offered with the added benefit of vacant possession. Comprising reception hallway, open plan lounge / dining room, modern fitted kitchen, bathroom with shower over bath and a double bedroom with an attractive range of fitted bedroom furniture. A monthly service charge takes care of the gardens, parking and communal areas. It also covers external maintenance and decorating, window cleaning and the building insurance. Plus, there is an onsite manager and there are two guest bedrooms should you have visitors who wish to stay overnight. Internal inspection is highly recommended.

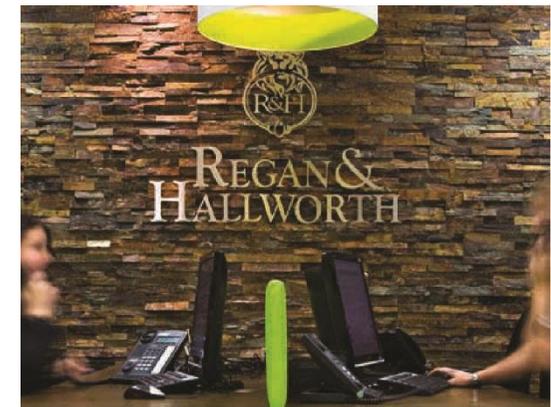






TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

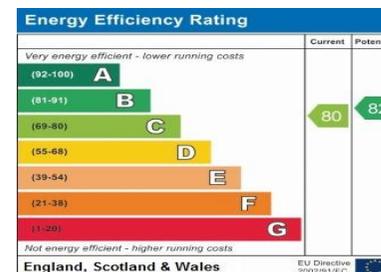
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

www.reganandhallworth.com