

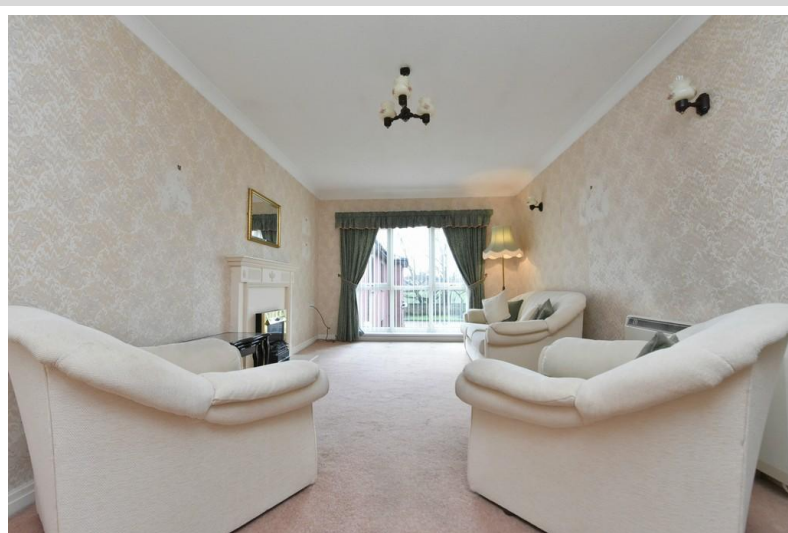


**Ian Anthony**  
The Estate Agents

**The Fountains**  
Ormskirk, Lancashire, L39 1ND

**Asking Price Of £145,000**

- FIRST FLOOR APARTMENT
- LOUNGE, KITCHEN
- TWO BEDROOMS
- BATHROOM
- NO UPWARD CHAIN!
- EXCLUSIVE TO OVER 55's
- CLOSE TO ORMSKIRK TOWN CENTRE
- COMMUNAL GARDENS AND PARKING





## Property Description

### SUMMARY

#### NO UPWARD CHAIN!

A first floor apartment within easy reach of Ormskirk town centre and its associated amenities. This retirement complex is exclusive to the over 55's and offers beautiful well maintained communal gardens, spacious communal lounge, two residents conservatories, laundry room and on-site manager. The accommodation which is situated a short walk from the stairwell with a side entrance door with Careline emergency pull cords in each room and briefly comprises intercom entry system, hallway, lounge, kitchen, two bedrooms and a bathroom. There are ample parking spaces.

### COMMUNAL ENTRANCE

External intercom system, door to communal hallway.

### FRONT DOOR & ENTRANCE HALL

Intercom system, electric storage heater, built in storage cupboards and airing cupboard.



#### LOUNGE

25' 5" x 10' 11" (7.75m x 3.33m) Window to side aspect, electric fire with surround and marble hearth.

#### KITCHEN

8' x 7' 1" (2.44m x 2.16m) Window to front aspect, a range of fitted units, sink and drainer, integrated electric oven, grill, hob and over head extractor hood, space for fridge freezer.

#### BEDROOM 1

13' 6" x 10' 7" (4.11m x 3.23m) Window to side aspect, fitted bedroom furniture.

#### BEDROOM 2

15' 8" x 8' 11" (4.78m x 2.72m) Window to side aspect.

#### FAMILY BATHROOM

Window to front aspect, WC, bath with shower over and screen, washbasin, part tiled walls.



#### OUTSIDE

Parking and communal gardens.

#### ADDITIONAL INFORMATION

The property has an electric storage heaters and double glazing.

#### LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band A  
SERVICE CHARGE PER ANNUM £1910.12  
ESTATE & MANAGEMENT CHARGE £218.69 PER ANNUM



#### SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

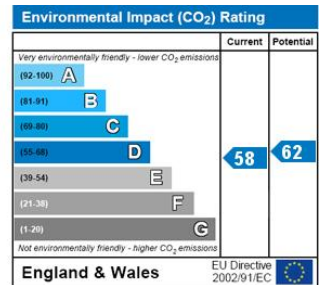
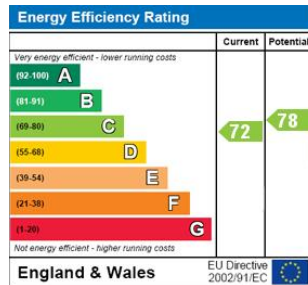


#### VIEWING

Viewing strictly by appointment through the Agents.



This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.