BRIGHOUSE
WOLFF

Flat 6 Bridge House Bridge Avenue, Ormskirk, Lancashire L39 4PL

Reduced To £130,000

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ATTENTION ALL INVESTORS AND LANDLORDS.

A modern & well presented 2 bedroom ground floor apartment, which is currently let to a long tern tenant and set in a sought after area within close proximity of Ormskirk town centre.

The sale presents an Ideal opportunity for Investor/Landlords, as the apartment is currently let through Brighouse Wolff and is producing an income of: £7,200 per annum.

The property is situated in the ever popular Bridge House development just off Bridge Street Ormskirk and therefore enjoys a very desirable location, whilst being ideally situated for numerous local amenities and just a short stroll from Ormskirk railway station which provides excellent access into Liverpool City Centre.

Access to the Motorway Network (M58) is also situated at nearby Bickerstaffe, whilst Ormskirk town centre and it's variety of Supermarkets, shops, restaurants and bars is also set within walking distance. Edge Hill University, Coronation park, leisure centre and Ormskirk Hospital are also located locally.

The accommodation, briefly comprises, Communal Hall, Hallway, Lounge, Modern Fitted Kitchen with appliances, 2 Bedrooms & bathroom suite. To the exterior are Communal Garden areas and car parking with allocated parking space.

Further benefits include Gas central heating, double glazing & No Further Chain Delay.

Call us today to arrange a convenient time to view.

ACCOMMODATION

COMMUNAL HALLWAY

Security intercom access system, post-boxes and entrance into main hallways.

APARTMENT 6

GROUND FLOOR

HALLWAY

Entrance door leads into the hallway which in turn provides access into all accommodation. Storage cupboard, intercom system, ceiling lights.

LOUNGE/DINER

4.67 x 3.99

A large room with double glazed patio doors leading onto a patio and into the communal gardens, double glazed window, tv ariel point, recessed spotlighting and ceiling lights.

KITCHEN

3.30 x 1.80

Fitted with a comprehensive range of units including a stainless steel single drainer sink unit with base units, worktops and wall cupboards to accord, including oven, hob and cooker hood as well as plumbing for washing machine and fridge/freezer. There is a wall mounted gas fired central heating boiler. Double glazed window, ceiling spotlights.

BEDROOM 1

3.30 x 3.18

Double glazed window, radiator panel & ceiling light point.

BEDROOM 2
2.84 x 2.13
Double glazed window, radiator panel & ceiling light point.

SHOWER SUITE
A modern three piece shower suite comprising shower cubicle with overhead shower, pedestal washbasin and w.c. Walls are part tiled. Spotlighting to the ceiling.

EXTERIOR
Well maintained communal gardens, pathways and patios surround the main building and are complemented with ornamental well kept flower, shrub and tree borders.

The flat also benefits from an allocated (numbered) parking space.

MATERIAL INFORMATION

TENURE & LEASE
Leasehold.

Date: 12 December 2003
Term: 999 Years from 1 January 2003

MANAGEMENT & LEASE FEES
Service charge for 24/25 was £1,072

COUNCIL TAX
West Lancs. Council 2025/26

Band: B

Charge: £1821.17

MOBILE & BROADBAND
Mobile Signal:

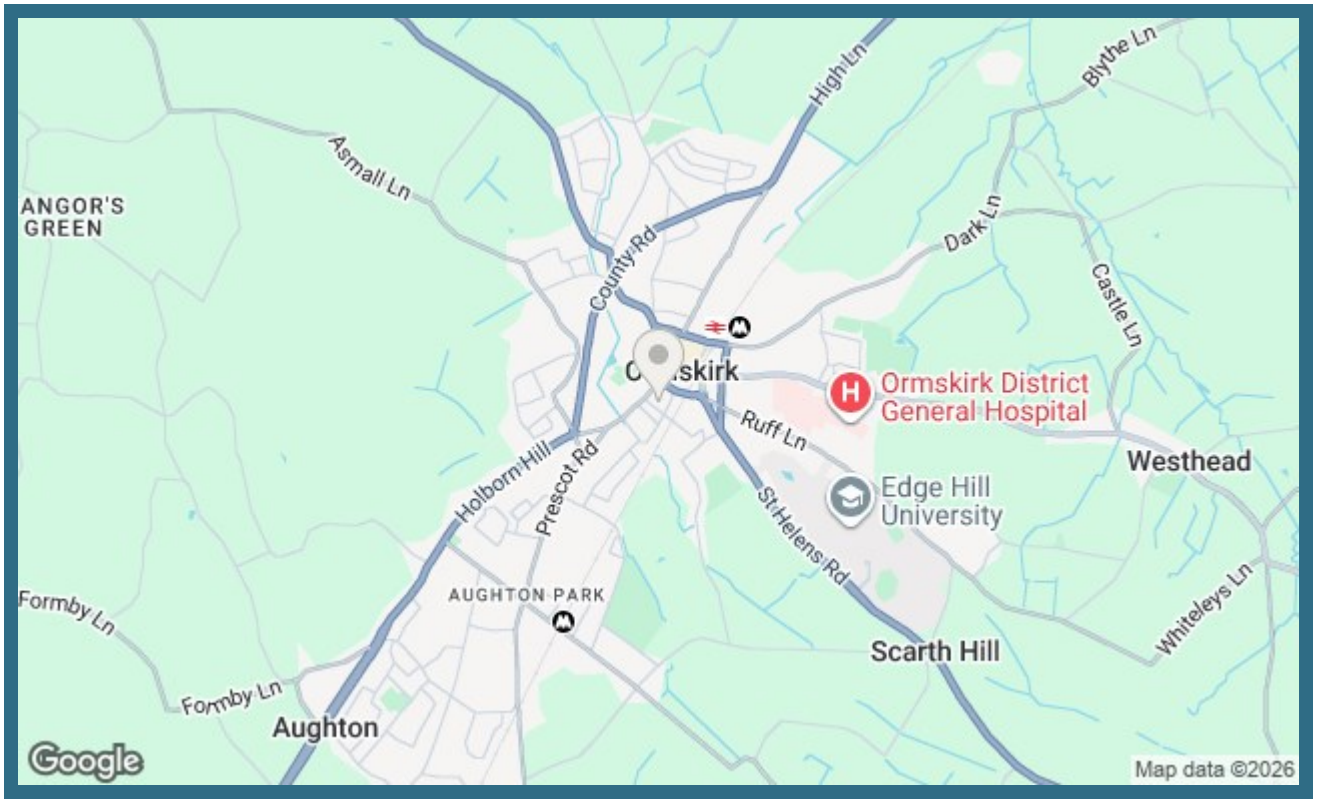
EE. O2, Three & Vodaphone: All stated as Good outdoor & In-home

Broadband:

Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

Ofcom website.

VIEIWNG 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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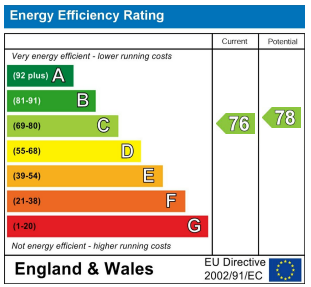
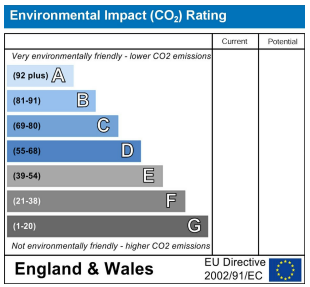
www.brighouse-wolff.co.uk

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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