



2 bed apartment to buy in L39

Black Moss Lane, Ormskirk, Lancashire,
L39 4YX

£97,500 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Sold by Secure Sale
- ✓ OVER 55s apartment
- ✓ Two Bedrooms
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Night Storage
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the highly desirable Hillside Court development, this spacious 2-bedroom first-floor apartment offers stylish and secure accommodation for the over 55s in a prime Ormskirk location, within easy reach of the town centre and Aughton.

Well-presented throughout, the apartment provides a welcoming entrance hall with intercom system and useful storage, a bright living/dining room with feature fireplace, and a modern fitted kitchen with integrated appliances. There are two generously sized bedrooms, both with fitted wardrobes, and a contemporary bathroom with walk-in shower and vanity unit.

Hillside Court is renowned for its friendly and supportive community atmosphere, offering residents access to a range of excellent communal facilities including a residents' lounge, kitchen, utility room, and reception area. Parking is available for both residents and visitors.

This is a rare opportunity to enjoy independent living in a safe and vibrant development, perfectly placed for access to local shops, transport links, and amenities. Early viewing is strongly advised.

LIVING / DINING ROOM - 6.4m x 3.12m (21'0" x 10'3")

KITCHEN - 2.18m x 1.98m (7'2" x 6'6")

BEDROOM - 3.15m x 3.07m (10'4" x 10'1")

OFFICE - 3.07m x 2.16m (10'1" x 7'1")

BATHROOM - 2.16m x 2.03m (7'1" x 6'8")

COMMUNAL FACILITIES

Within the complex are facilities including Security entrance doors, 24 hour emergency pull cord service via Careline, there is communal hallway leading to residents lounge area, kitchen and a conservatory, there is a communal laundry facilities, gardens and resident/visitor parking. There is a guest bedroom available charged per night (subject to availability).

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £50.00

Ground Rent Review Period: Year

Price: Starting Bid £97,500

Property Type: Apartment

Parking: Allocated

Year built: 1990

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access

Restrictions: No

Required access: No

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Black Moss Lane, Ormskirk, Lancashire, L39 4YX

Contact your local branch today for more information on this property:

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