

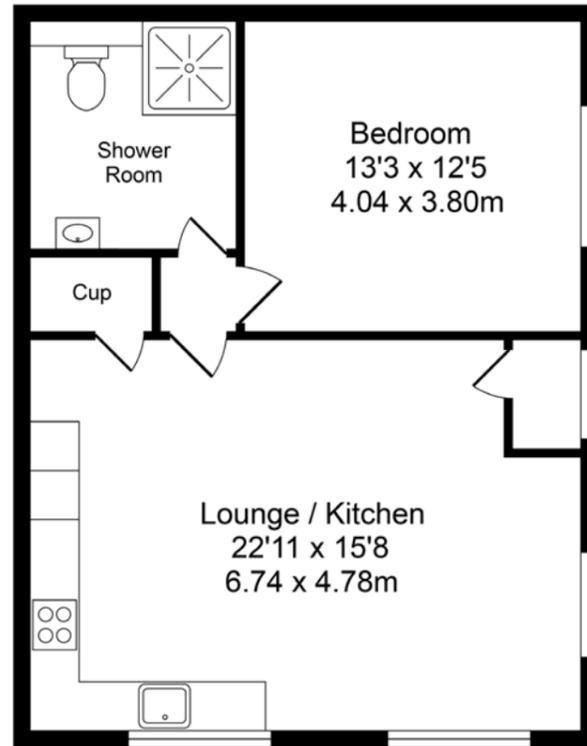


Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

**Total Approx. Floor Area 627 Sq.ft. (58.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

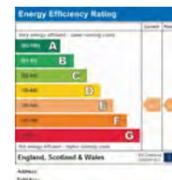


Approx. Floor Area 627 Sq.Ft (58.3 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
Lease Term: 200 years from 1st July 2022  
Ground Rent Payable: Peppercorn Rent  
Service Charge Payable: £235 pcm  
Council Tax: Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to the market 'Springwood' an exclusive development of independent assisted living luxury new-build properties offered for sale within a leafy and coveted area of Aughton, West Lanes. Offering a range of one, two and three bedroom properties, Springwood provides a contemporary yet welcoming development, complete with professionally landscaped gardens, generously proportioned communal living areas and stunning external façades, beautifully combining the traditional features of pre-existing character properties with the clean design aesthetics of today's modern new build homes.

A considered and diligent approach to catering for assisted independent living has been achieved across this development, providing a discreet and exclusive assisted living service, utilizing modern technology alongside conventional living and support aids. With a generous compliment of parking bays easily accommodating both occupiers and visitors alike, access is granted via secure electric privacy gates, providing both an in and out gate for ease of access. A central courtyard has been beautifully designed and provides well-lit walkways, picturesque outdoor seating areas which are perfect for entertaining and dining al-fresco, along with an assortment of trees and plants providing a screen of privacy from the neighbouring properties.

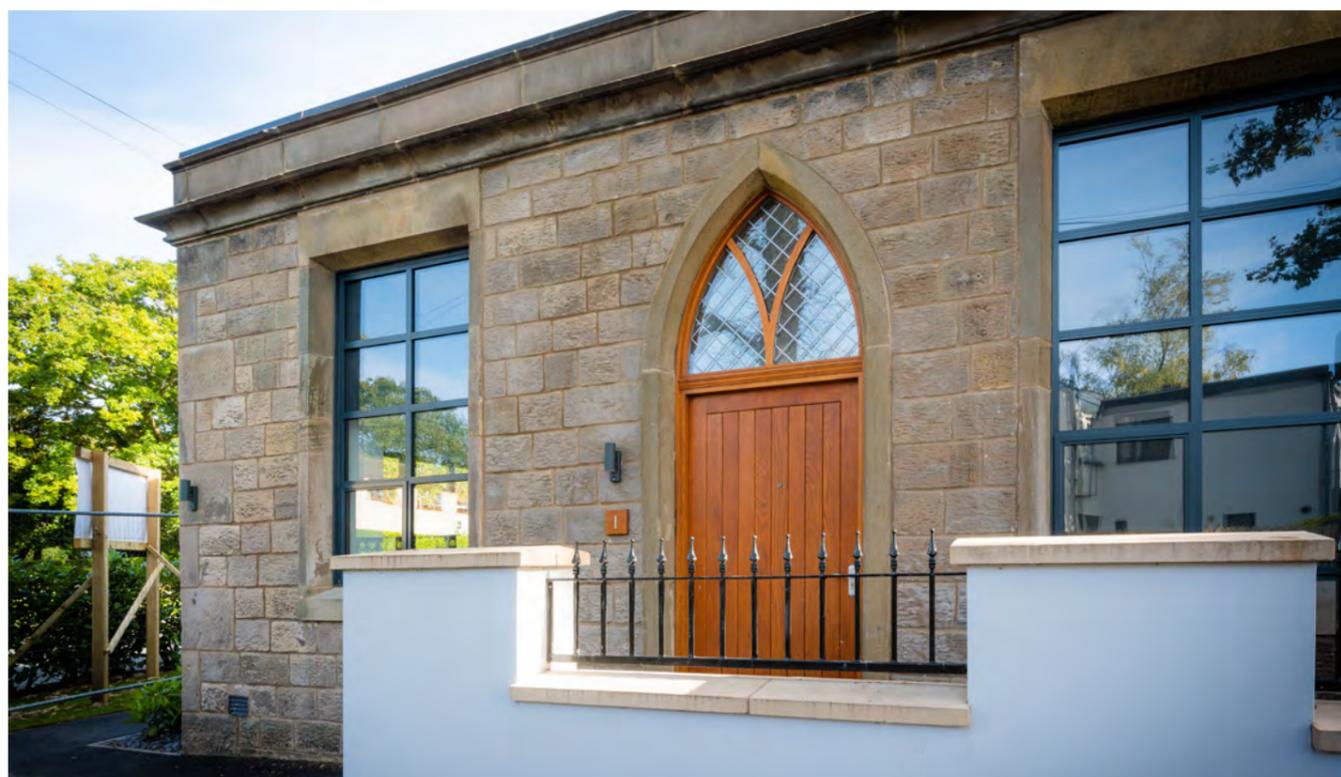
This well-proportioned one-bedroom ground floor apartment enjoys an attractive stone façade and is flooded in an abundance of natural light and enjoys a superb level of fit and finish throughout. Accessed via a front entrance porch, a spacious open plan dining kitchen has been fully fitted and designed with an array of wall, base and tower units, finished in a timeless cream shaker design and features a selection of integrated appliances and premium Oak counter tops. A spacious living area is brightly lit via dual-aspect windows and enjoys a lavish cream carpet underfoot. An equally well-decorated bedroom is both spacious and bright, again with neutral carpets and painted walls completing the clean design aesthetics on display throughout this vibrant apartment. A fully tiled family bathroom provides a walk-in double shower, WC, heated chrome towel rail and vanity wash hand basin and completes the luxury living accommodation provided within.

With Argon filed double glazing and a superb level of fit and finish throughout, these vibrant properties have been thoughtfully designed for luxury downsizers and the discerning client who is looking to reduce the size and responsibility of larger a home, but still enjoy the same high standards of living accommodation they have been accustomed to, set against the backdrop of discreet assisted living.

Superbly positioned, Springwood enjoys an array of local amenities and independent retailers, all of which are comfortably within walking distance. This exciting development further enjoys excellent transport and commuter links, with a bus stop nearby along with local rail station.

Springwood really does exceed expectations across the development. Internal inspection is highly advised to fully appreciate the range of properties on offer.

## Communal Areas





#### KEY FEATURES

- Exclusive Development
- Independent Assisted Living
- Attractive Ground-Floor Apartment
- One Bedroom
- Circa 627 Square Feet
- Spacious Open Plan Dining Kitchen with a Selection of Integrated Appliances
- Professionally Landscaped Communal Gardens
- Off-Road Parking
- Secure Electric Gates



