



Flat 12, Mountfield Court, Howards Lane, Orrell, WN5 8PY

Superb 1 bed ground floor apartment located in a secure and private block for the over 55's



- Ground floor apartment
- Modern fitted kitchen with cooker
- Spacious shower room
- Close to amenities and transport links
- Great sized reception room
- One large master double bedroom
- Communal gardens and reception
- 516 SQ. FT.

Now available to let and centrally located close to Orrell's various shops, amenities and transport links is this superb one bed ground floor apartment for the over 55's. Mountfield Court is a popular and secure development, strictly for clients aged 55 and over. This spacious one bed ground floor apartment is available for immediate occupation.

This development is an ideal alternative to a bungalow for any retired clients looking for something that is maintenance free to downsize into and have lifts to all floors. Boasting secure grounds, an intercom system, plus communal areas including a communal lounge and laundry room, these properties don't often come available for let and therefore early inspection is essential. In brief the property comprises an entrance hallway, spacious lounge, modern fitted kitchen, one double master bedroom with built in wardrobes and modern fitted shower-room. Internal inspection is recommended to appreciate the deceptive size, great finish and superb location.





**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

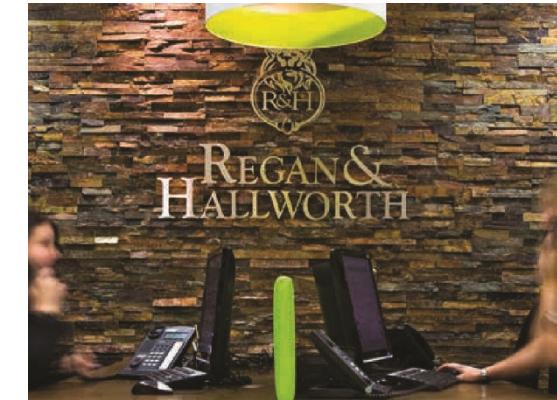
GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 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, symbols 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.



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