FOR SALE

12, St. James Court, Standish, WN6 0JQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



12, St. James Court, Standish, WN6 0JQ

Recently refurbished two bed top floor apartment located in the heart of Standish.



- Recently refurbished top floor apartment
- Modern fitted kitchen with cooker
- Two great sized bedrooms
- SOLD WITH NO ONWARD CHAIN
- Great sized reception room
- Bathroom with shower over bath
- Walking distance to the village
- 503 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this recently refurbished top-floor apartment. St. James Court is situated just a stone's throw from Standish village, which is home to a fantastic range of amenities, excellent public transport links, and is just a short drive to junction 27 of the M6 motorway network. This fantastic apartment would make an excellent first-time buyer's property given its turn-key condition, or a great investment opportunity.

In brief, the accommodation comprises a private front door which gives access to the stairs leading to the first floor. The inner hallway opens to give access to a large formal lounge/sitting room, a modern fitted kitchen offering a range of wall, base, and drawer units along with a cooker, and then an excellent family bathroom with WC, sink unit, and bath with a shower over. There are also two excellent bedrooms: one large double master and a second smaller double.

Externally, St. James Court has a communal garden area and then allocated private parking. Internal inspection is recommended to fully appreciate the apartment's internal condition and its excellent location.























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ENTRANCE FLOOR
36 sq.ft. (3.3 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



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TOTAL FLOOR AREA : 503 sq.ft. (46.8 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate. **Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax -** You are advised to contact the local authority for further 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 for you.