

# STANDISH COURT

CHORLEY, LANCASHIRE

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# A RESIDENTIAL HUB TO REDEFINE LIVING IN CHORLEY...

Standish Court, situated at the heart of Chorley Town Centre, is undergoing an exciting and distinctive development project.

With its storied history as the believed final operational cotton mill in Chorley, the transformation of Standish Court into a residential hub is poised to redefine fine living in the area.

The interiors of the apartments are being carefully crafted to symbolize elegance and luxury. Each living space will feature exquisite finishes, setting a new benchmark for premium apartment living in Chorley.

The resulting homes will exude a stylish and sophisticated ambience, offering residents a truly exceptional living experience.

In addition to the exquisite interiors, residents will have access to a host of impressive communal facilities.

These include a lift that provides access to all five storeys and secure parking, ensuring convenience and safety for all residents.

Furthermore, the apartments' central location ensures easy access to a diverse range of local amenities and the area's rich and vibrant heritage.

## QUICK FACTS...



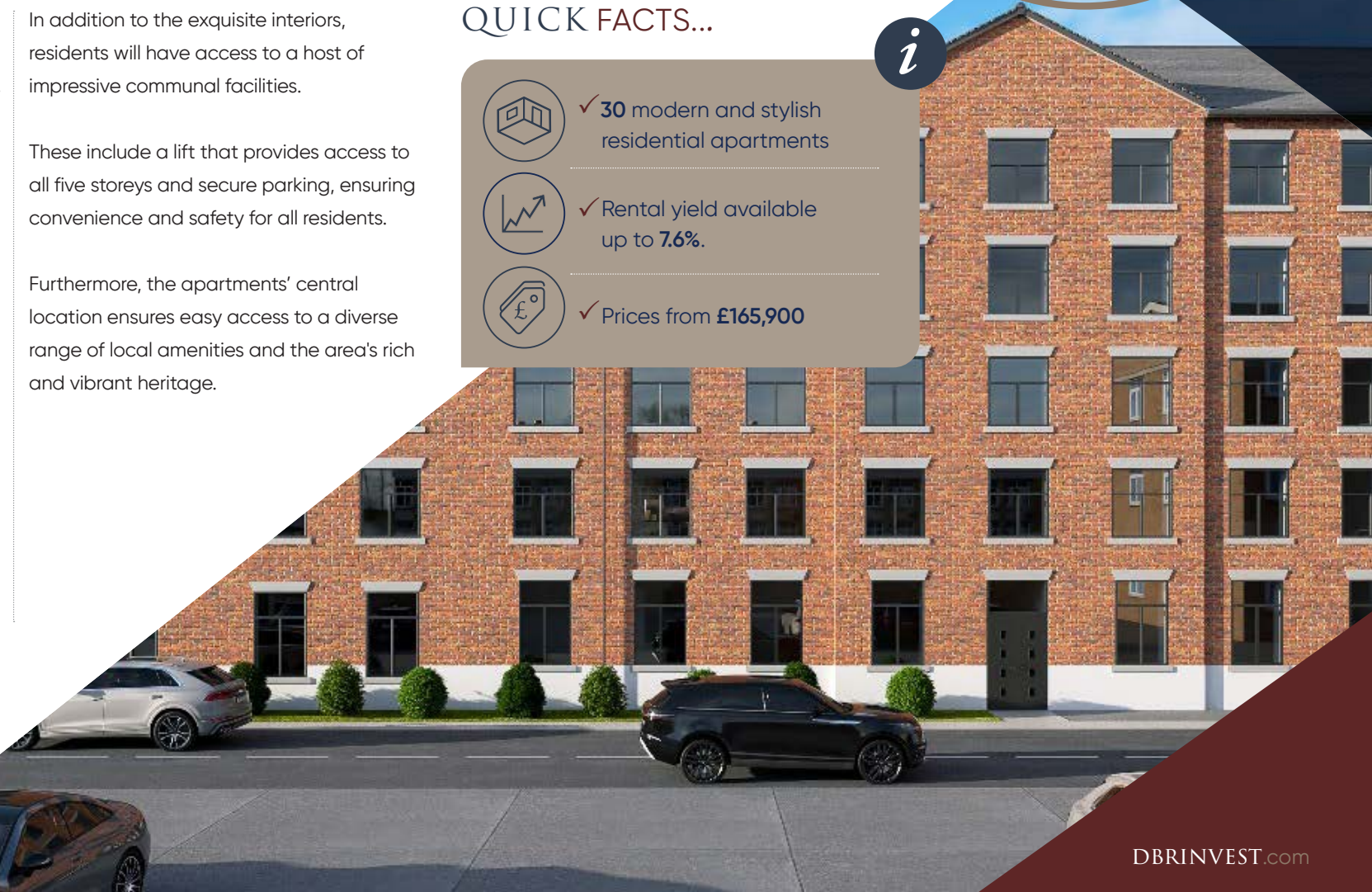
✓ 30 modern and stylish residential apartments



✓ Rental yield available up to 7.6%.



✓ Prices from £165,900





# AN IDEAL SETTING TO EMBRACE THE CHARM OF CHORLEY...

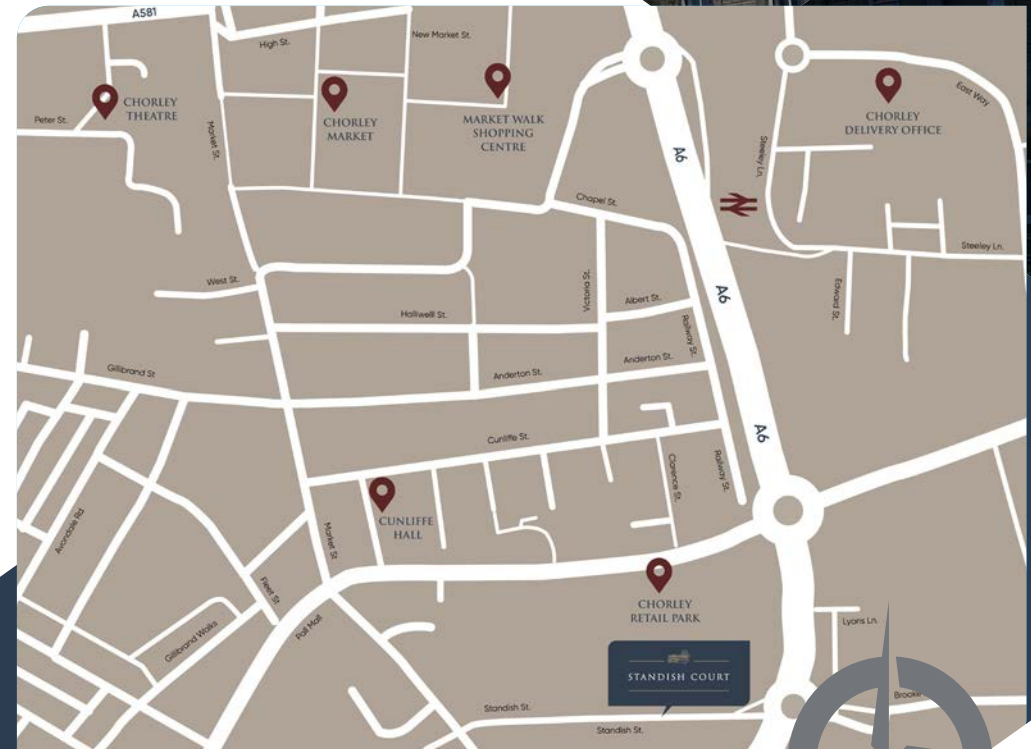
Situated in the heart of Chorley Town Centre, Standish Court offers residents unparalleled proximity to renowned landmarks and amenities..

Within walking distance, residents have access to the two main markets in Chorley: the Chorley covered market, which operates four days a week and forms the heart of the town, and Chorley's Tuesday market, where favorite stalls line Fazakerley Street, Chapel Street, New Market Street,

Cleveland Street, Market Street, and the bottom half of High Street.

Other popular local amenities nearby include Yarrow Valley Country Park, a cinema, a theatre, and a great selection of dining options. Combining urban convenience with natural beauty, Standish Court provides an ideal setting for those looking to embrace the charm of Chorley while enjoying the comforts of home. and vibrant heritage.

## LOCAL MAP...



### LANDMARKS FURTHER NORTH

- Chorley Town Hall





# CONNECTED WITH CHORLEY...

Strategically positioned in the heart of Chorley's lively town centre, Standish Court enjoys an enviable location, providing an unmatched level of convenience for city residents.

Situated within close proximity to Chorley's bustling interchange, our residents benefit from easy access to the town's extensive network of buses and trains, ensuring a seamless and stress-free commuting experience.

Additionally, our advantageous location near major thoroughfares such as the M6 and A6 ensures effortless connectivity to regional and national road networks, enhancing accessibility for both residents and visitors.



STANDISH COURT ENJOYS AN ENVIABLE LOCATION, PROVIDING AN UNMATCHED LEVEL OF CONVENIENCE FOR CITY RESIDENTS.



## DISTANCES FROM STANDISH COURT



### CHORLEY MARKET

0.4 miles



### YARROW VALLEY COUNTRY PARK

1.8 miles



### CHORLEY STATION

0.3 miles



### CHORLEY HOSPITAL

2.1 miles



# TAKE A CLOSER LOOK...



## KITCHENS

- Light oak wall units and concrete finish base units. Black slate effect worktop with matching splashback. Induction hob, electric oven and extractor hood.
- Appliances including washing machine/dryer, dishwasher and fridge/freezer.
- Black composite sink with single lever black swivel tap.



## BATHROOMS

- A contemporary suite with bath with modern shower head over, wall-hung vanity unit with modern basin and dual-flush close coupled toilet with soft close seat.
- Tiled walls and flooring.

## INTERIOR LIGHTING

- Black nickel finish LED downlights.
- Warm LED stripe lights installed under kitchen wall units and plinth. Motion sensor LED ceiling lights system in the communal hallways.

## INTERNAL DOORS

- Pre-finished light oak doors finished with matching architrave.



## EXTERNAL DOORS / WINDOWS

- Black composite door with glazing. UPVC double glazed black finish window frames.

## EXTERIOR LIGHTING

- Black finish sensor-controlled LED up and down lights. Parking floodlights.

## EXTERIOR FINISH

- Original red bricks and black PVC rain water goods. Also exterior windows will be black UPVC.

## SECURITY

- Key fob operated car park parking on site





# INTERNAL GALLERIES..



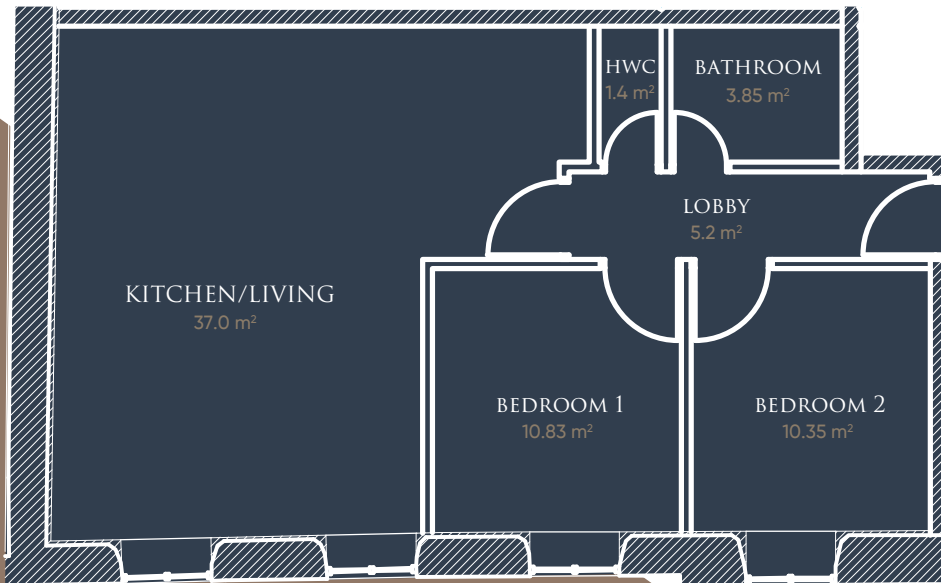




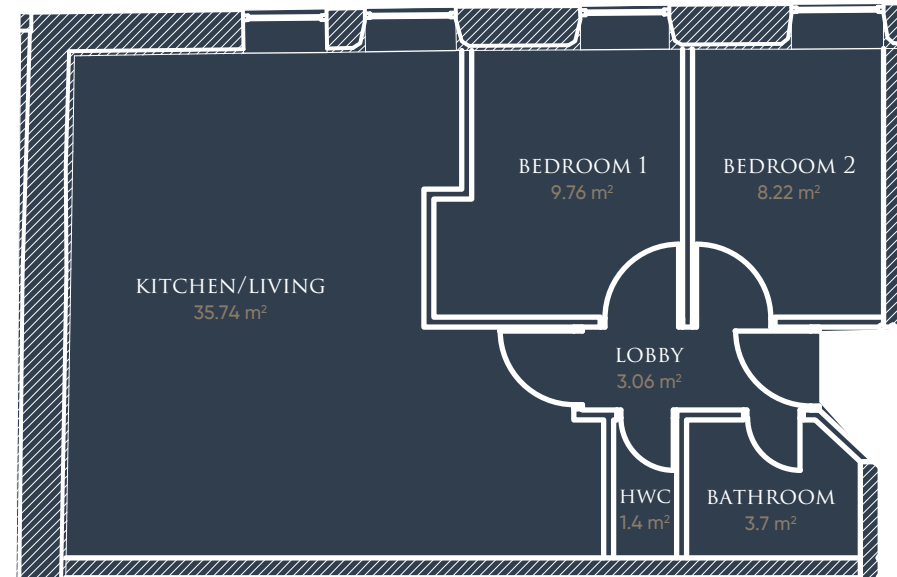
# FLOOR PLANS..



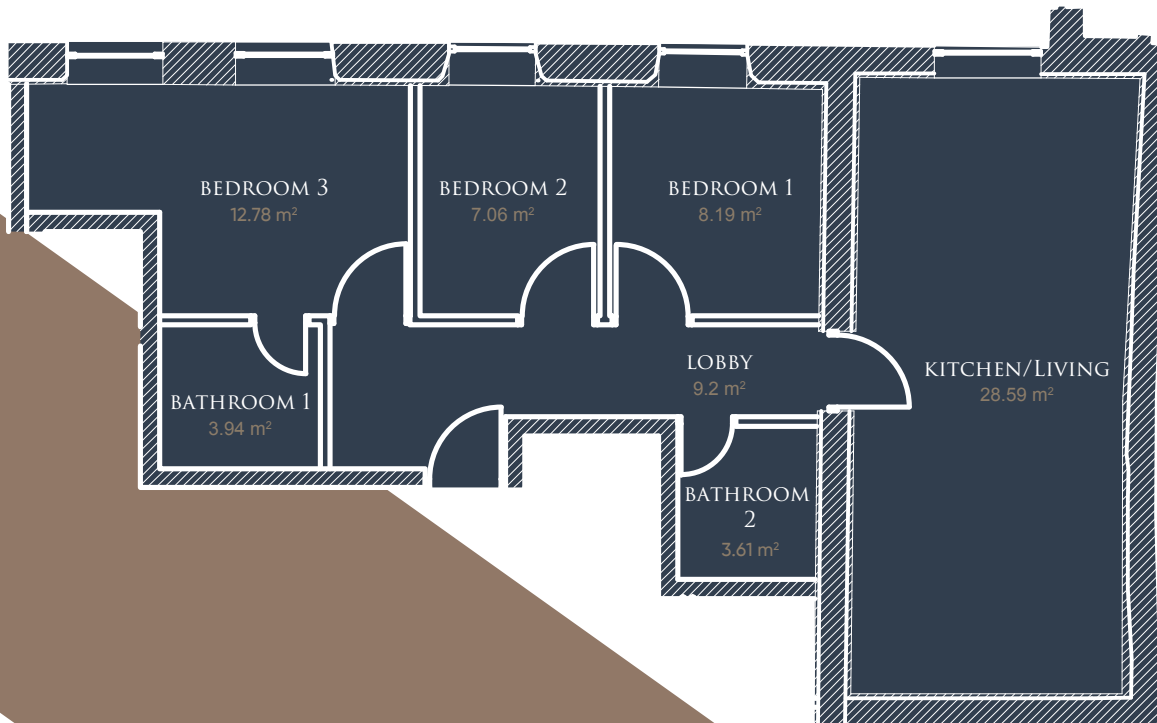
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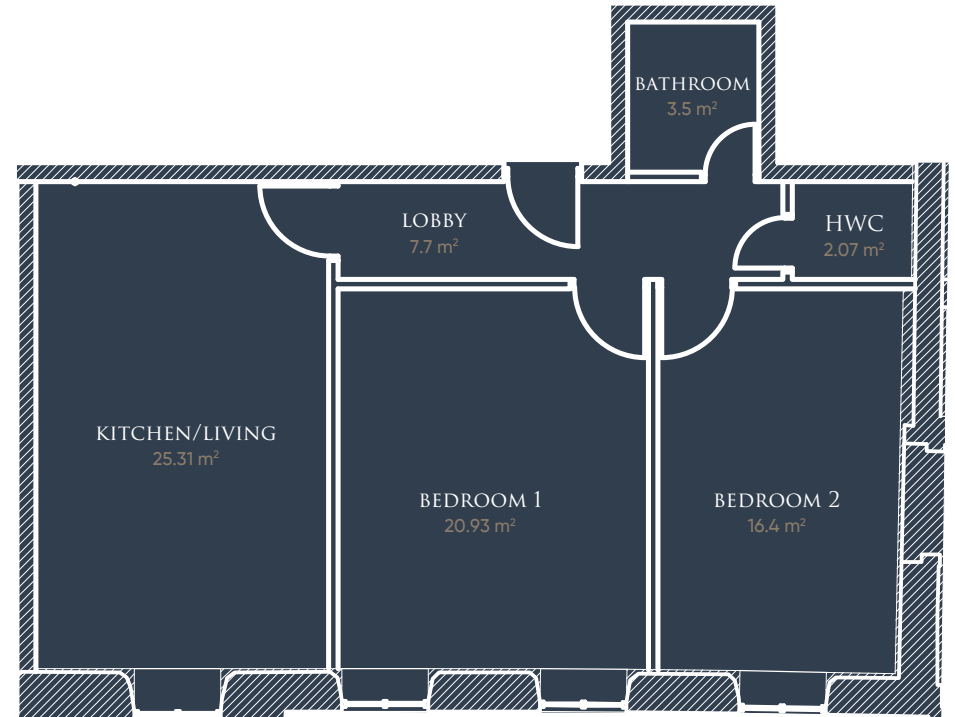
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### APARTMENT 3

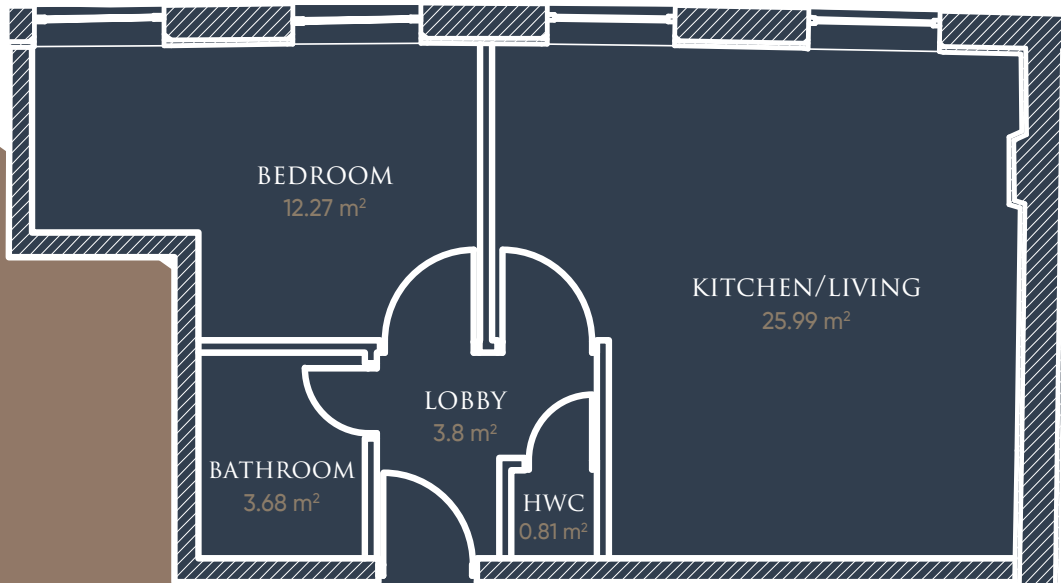


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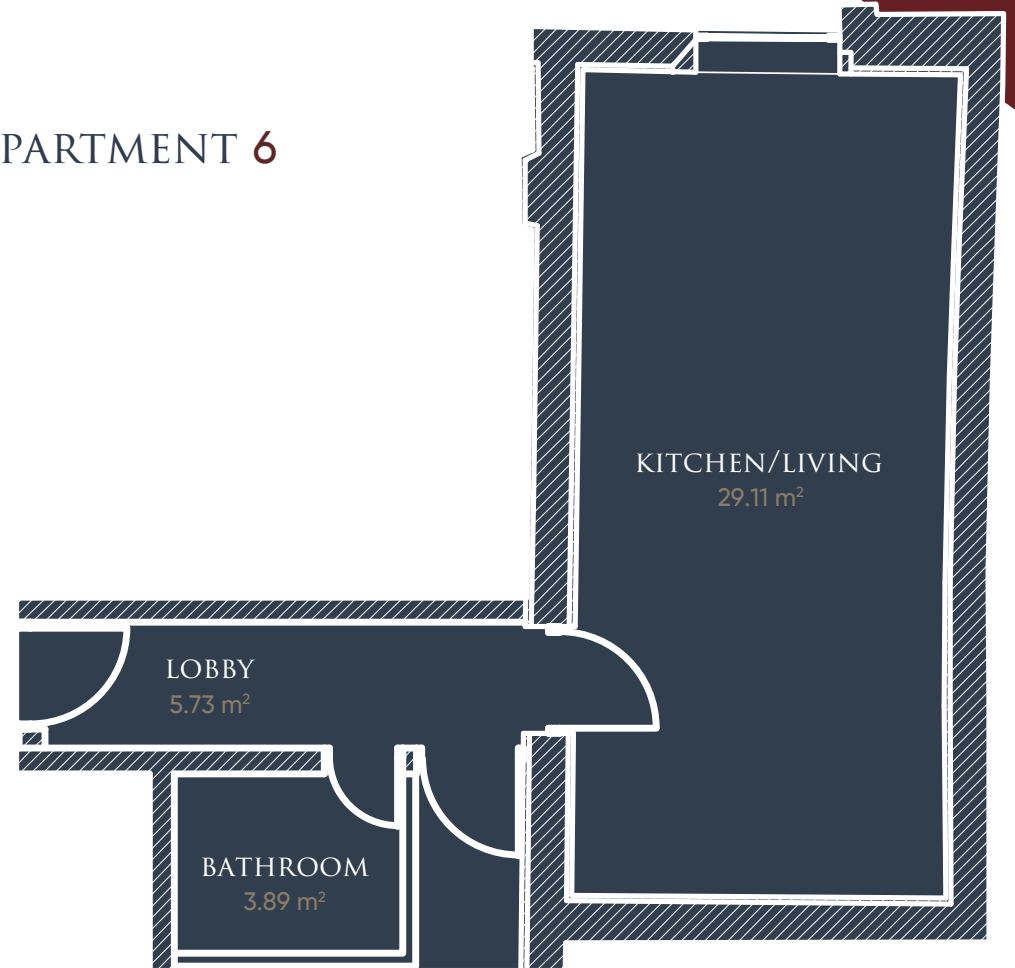




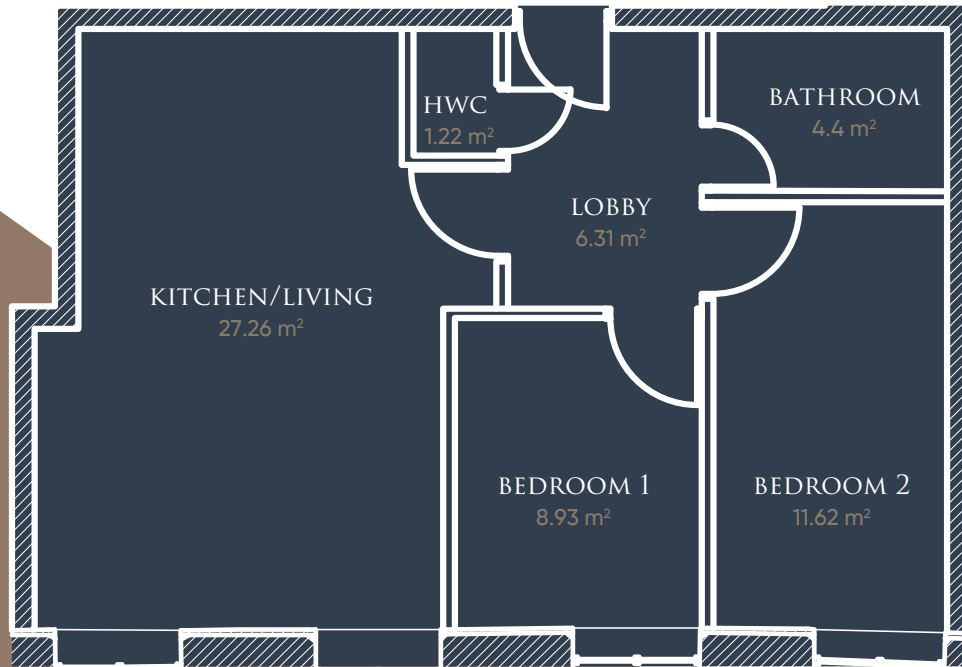
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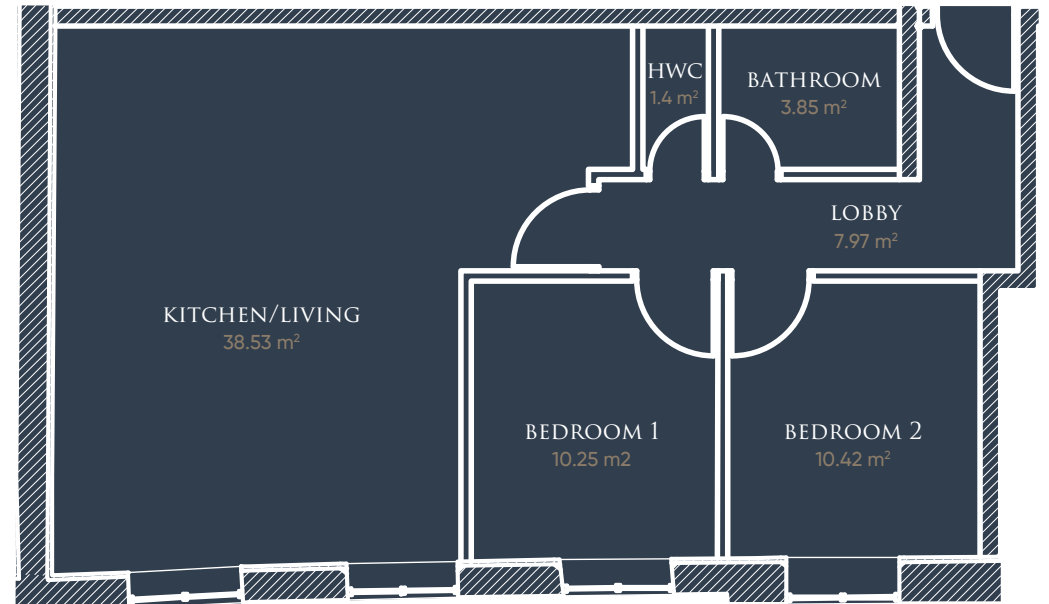
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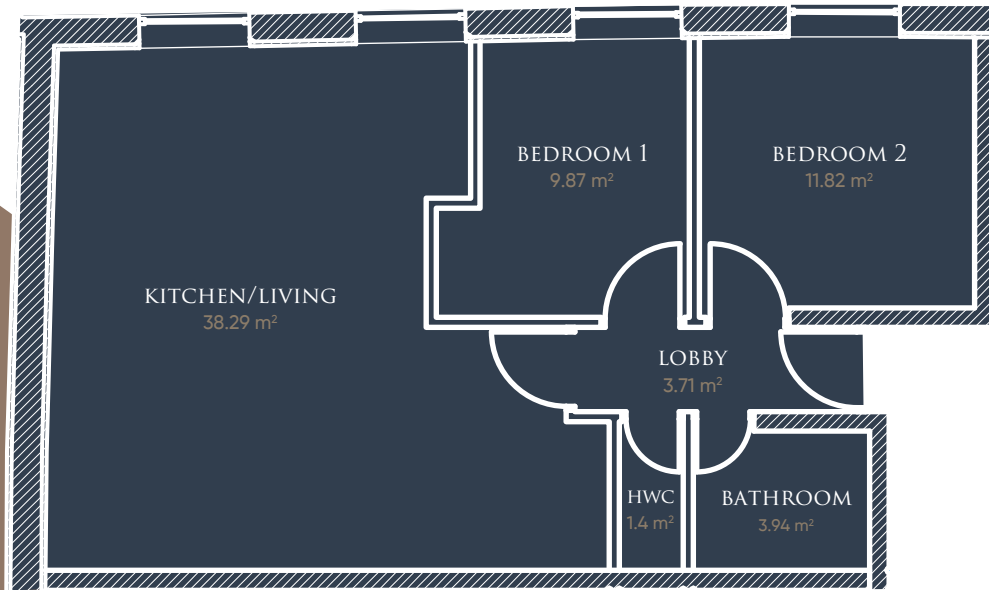
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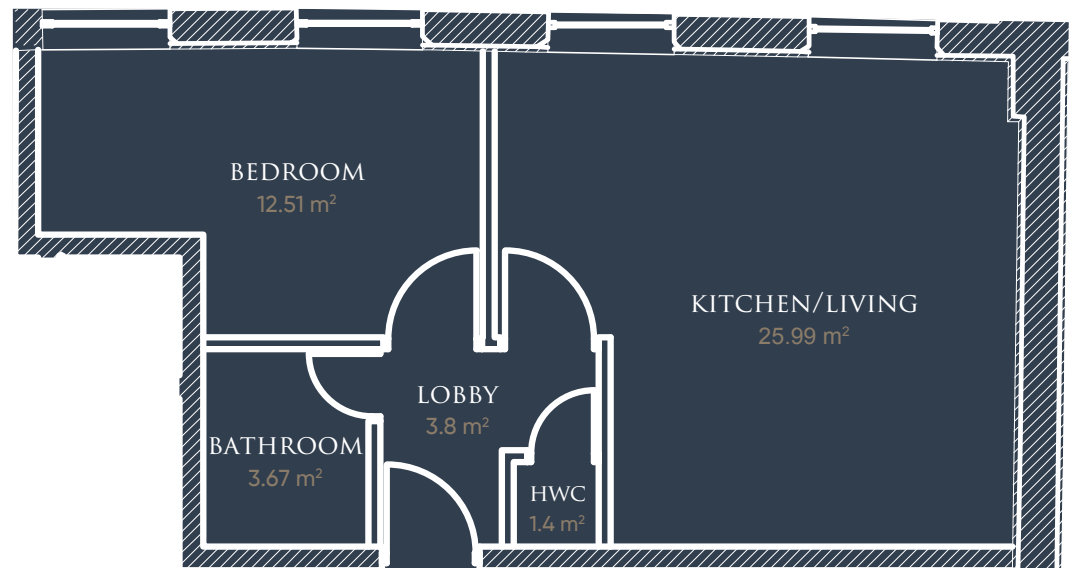
## APARTMENT 8



## APARTMENT 9

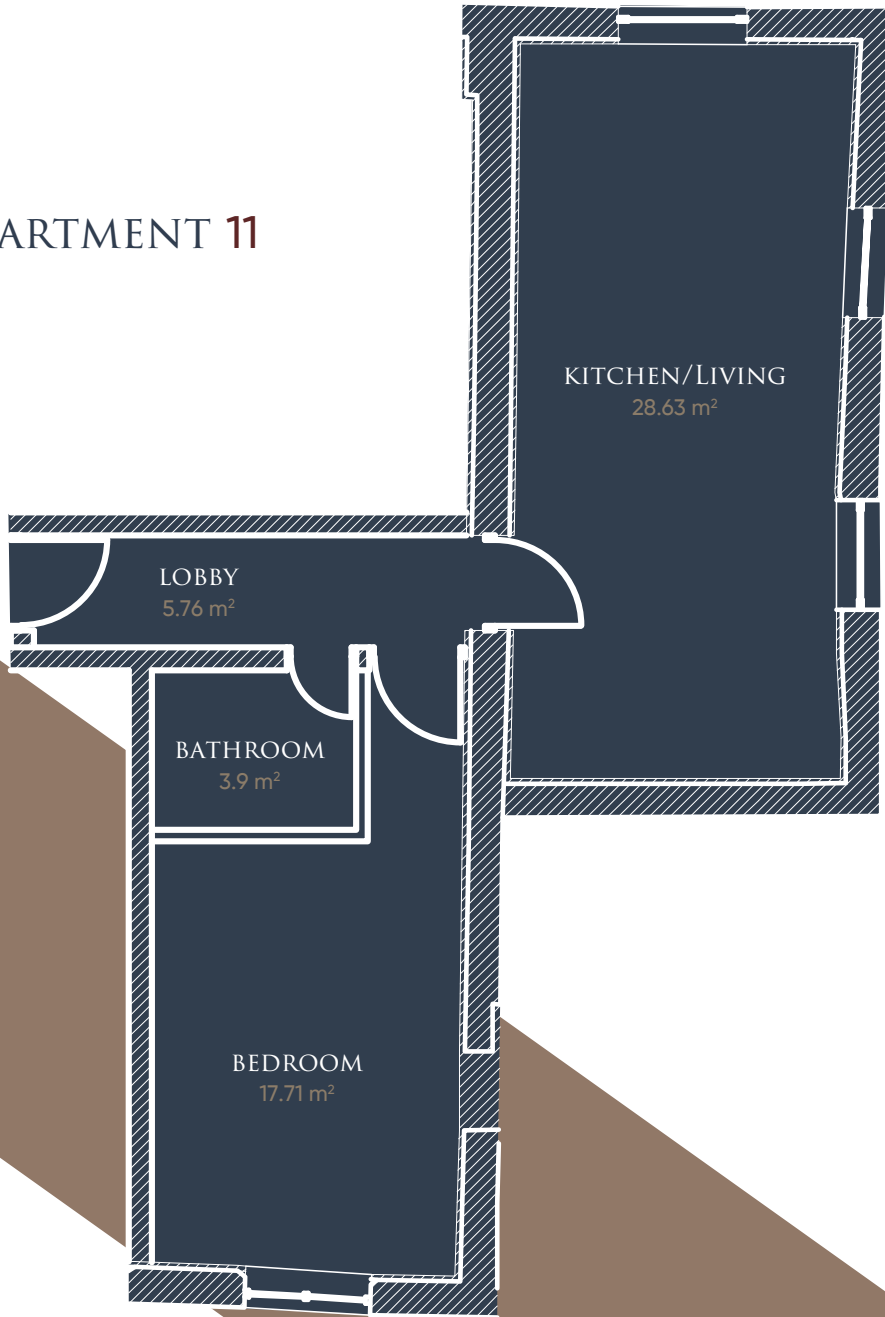


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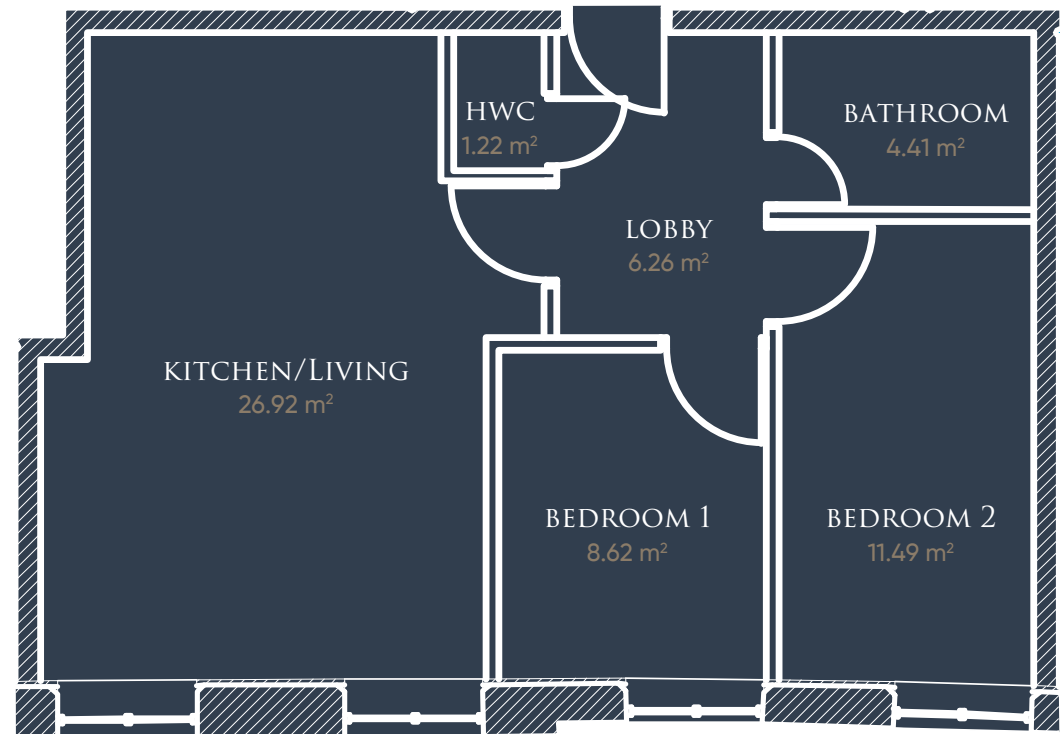




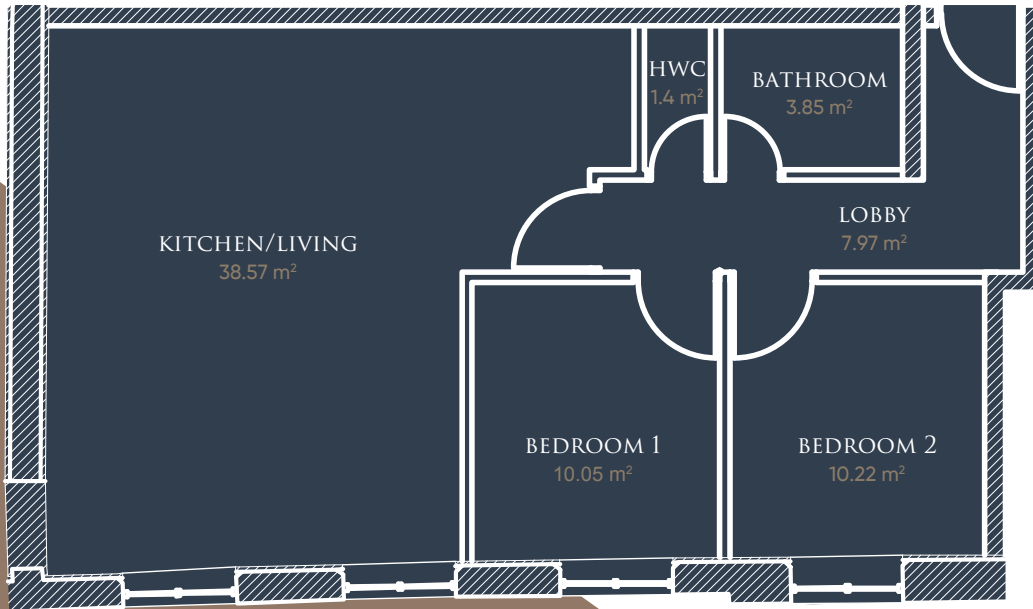
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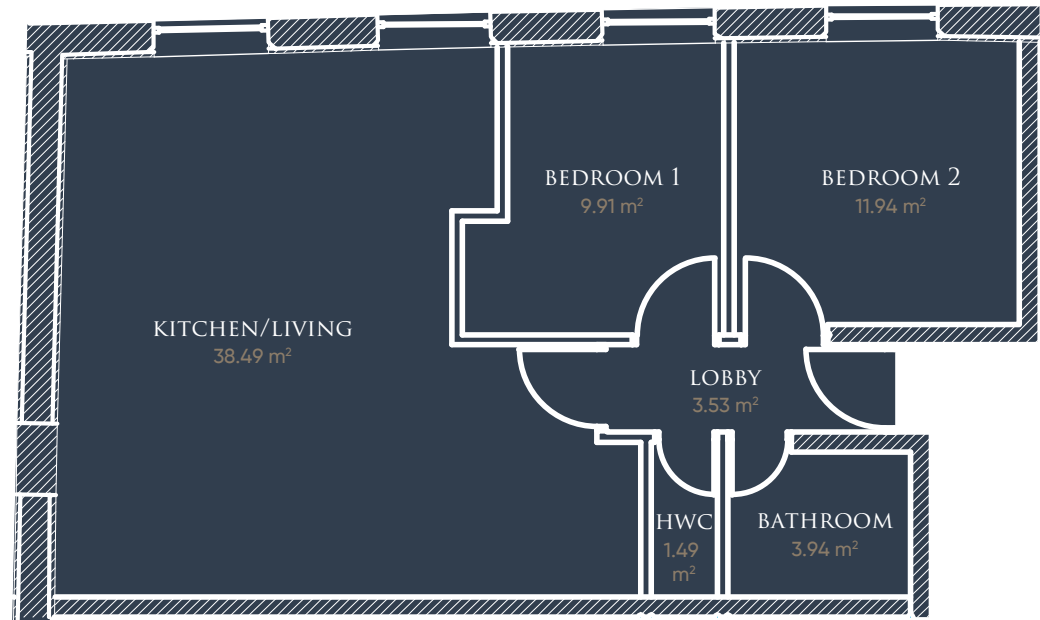
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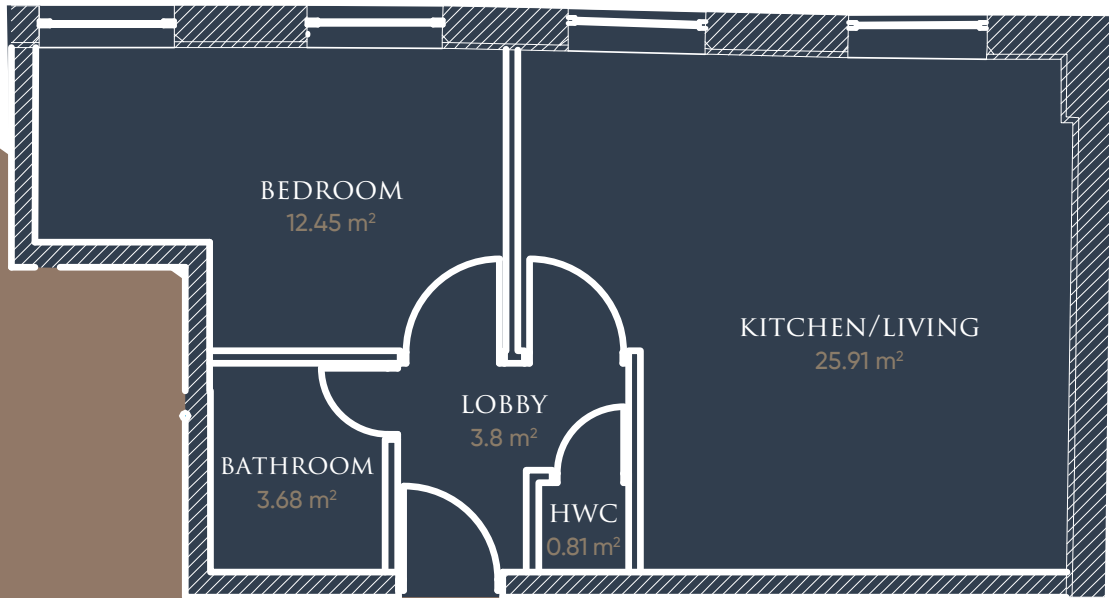
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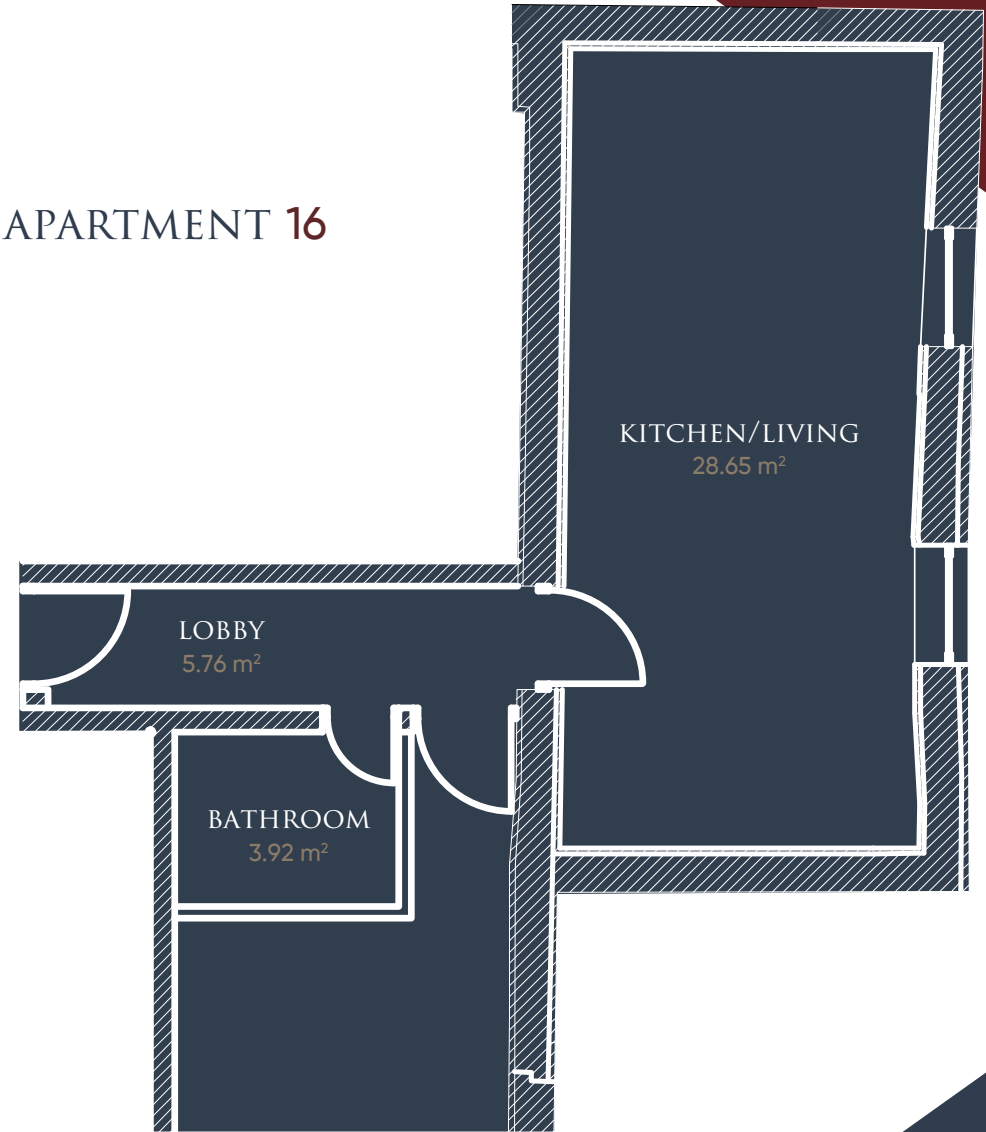
## APARTMENT 14



## APARTMENT 15

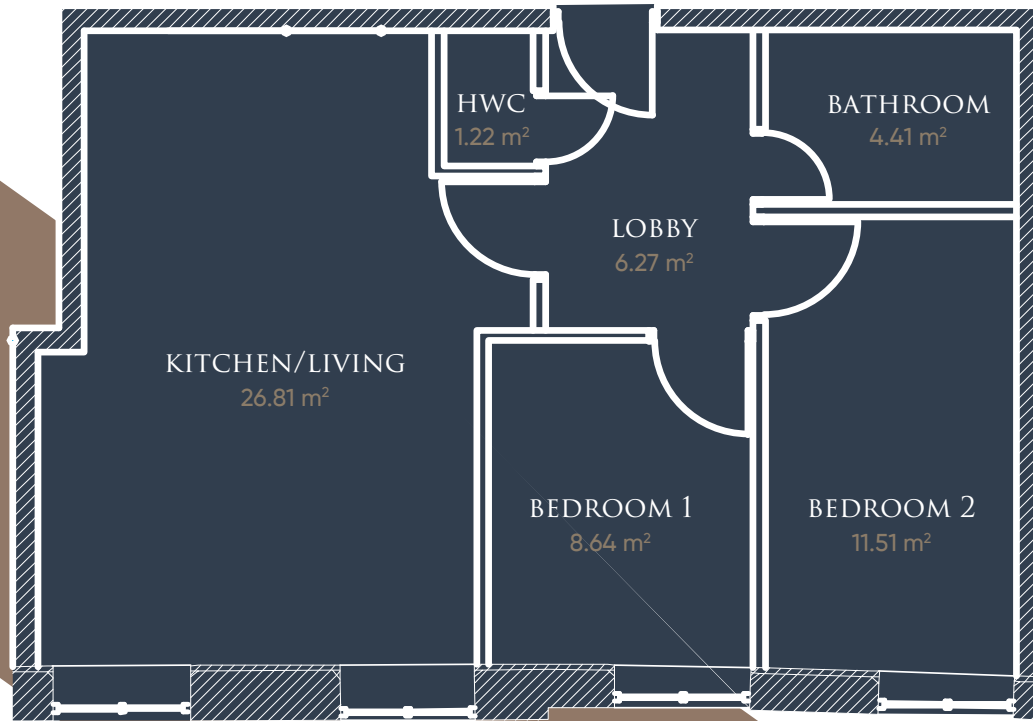


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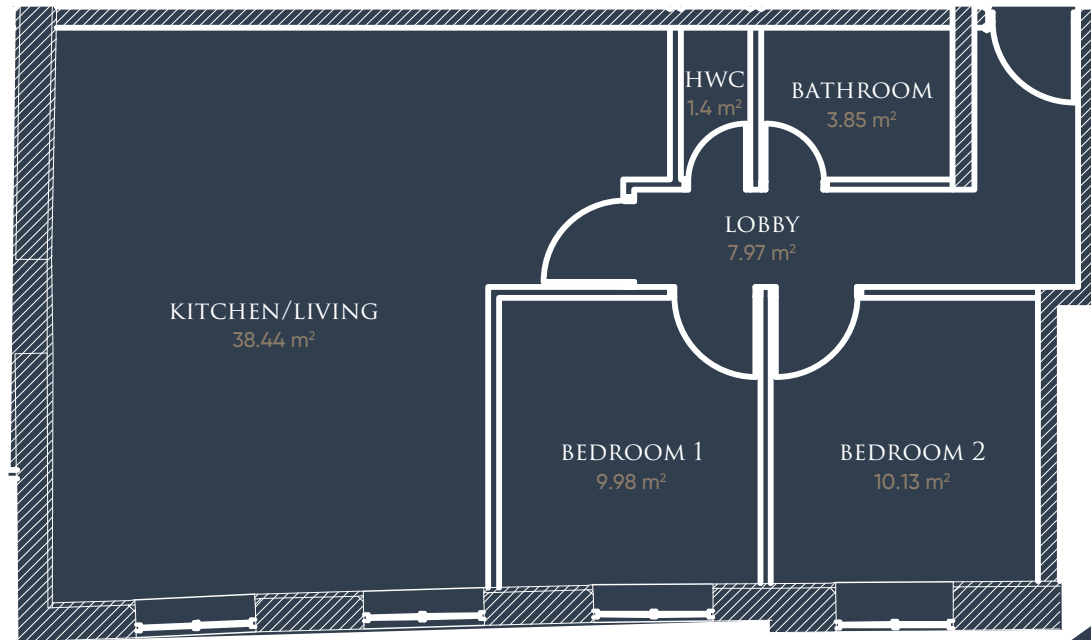




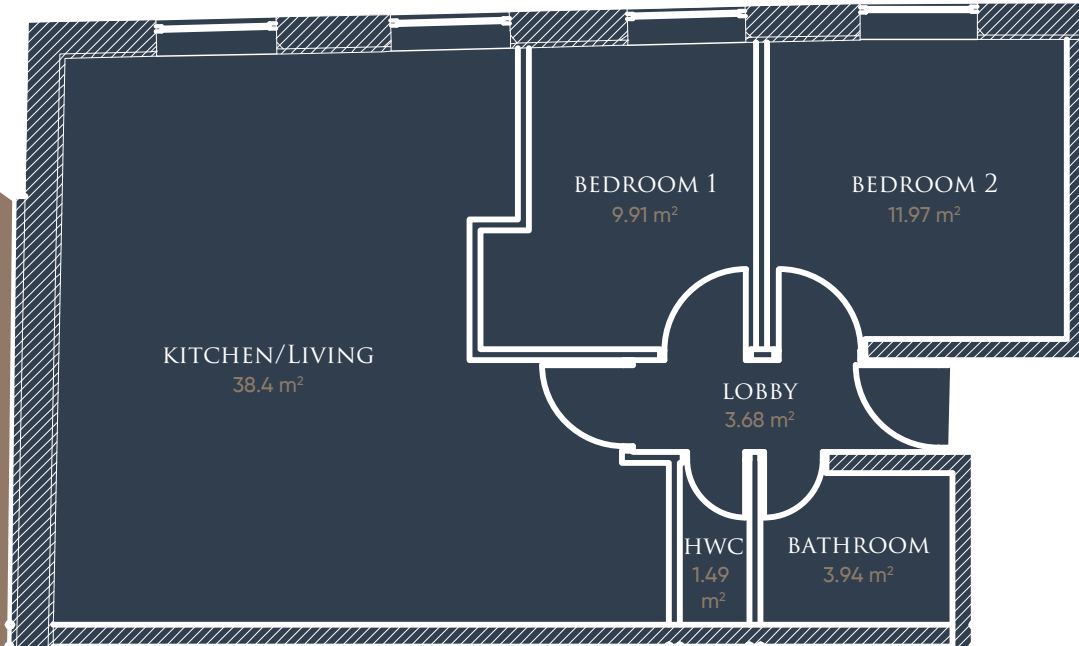
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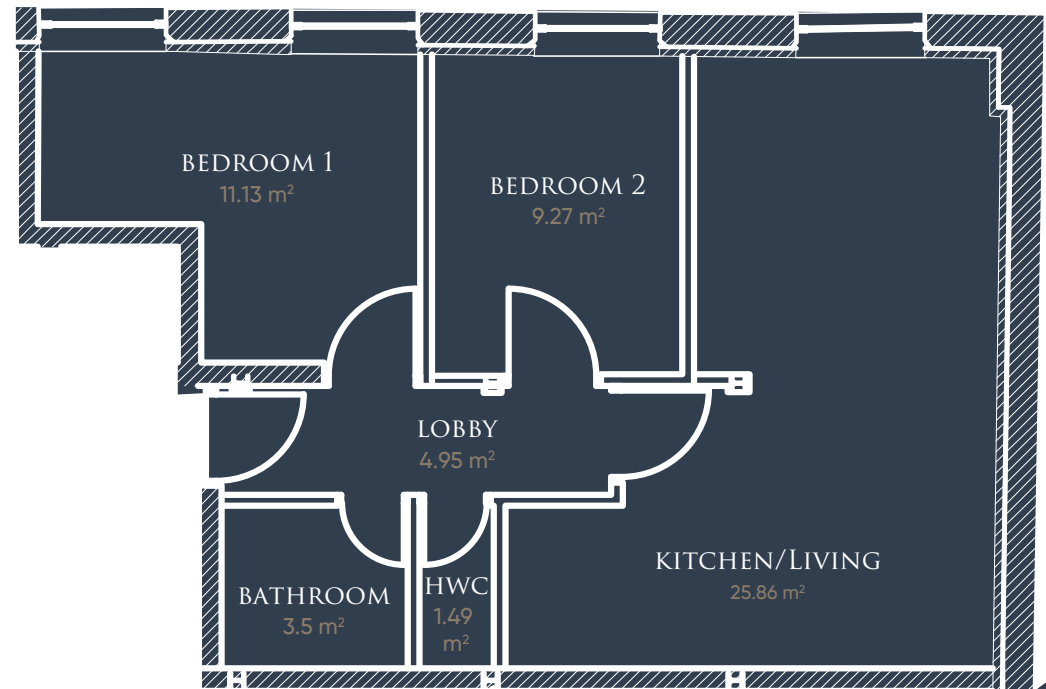
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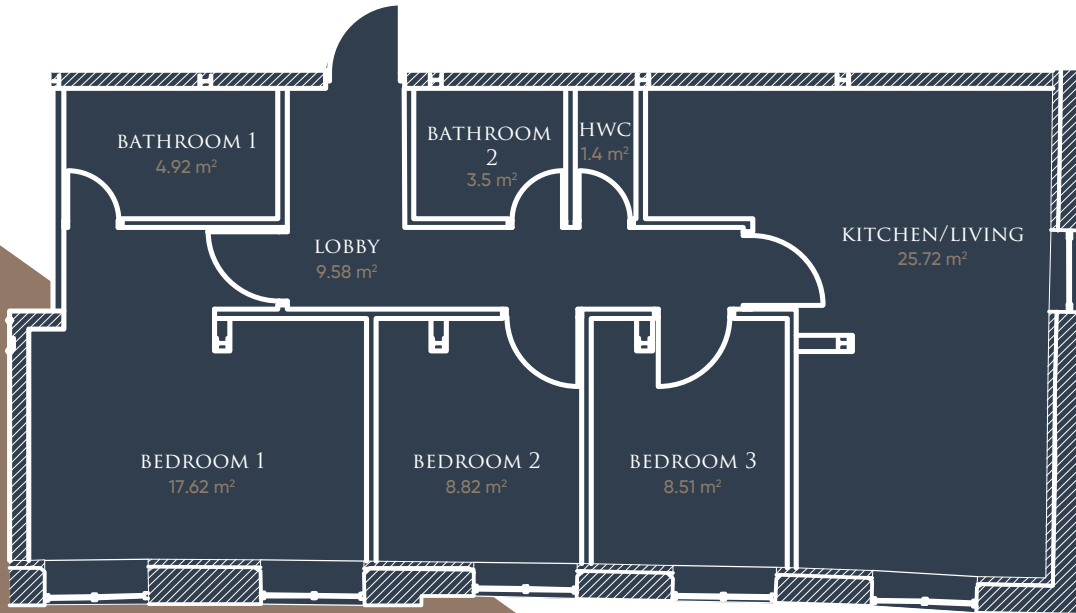
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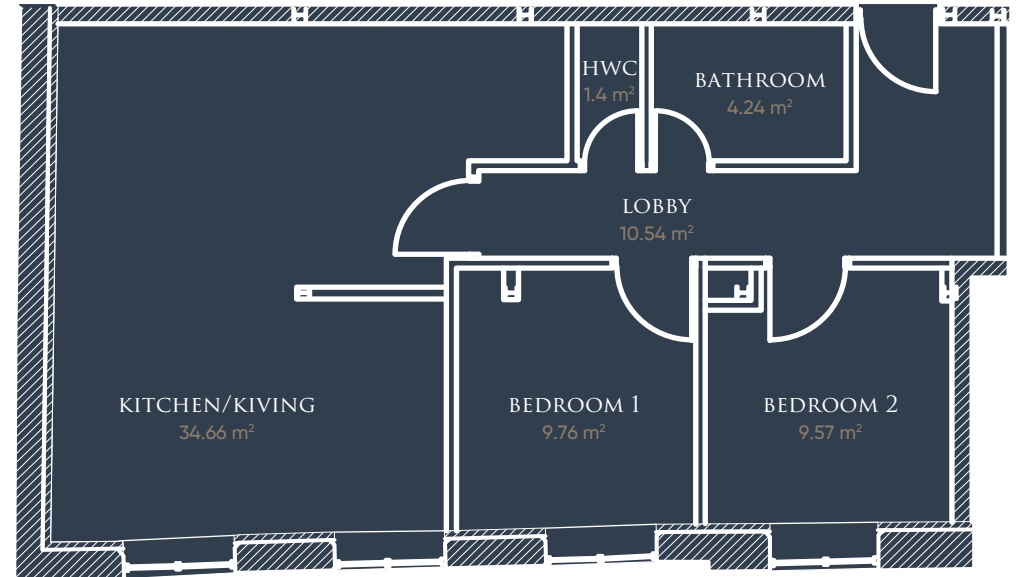
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## APARTMENT 21

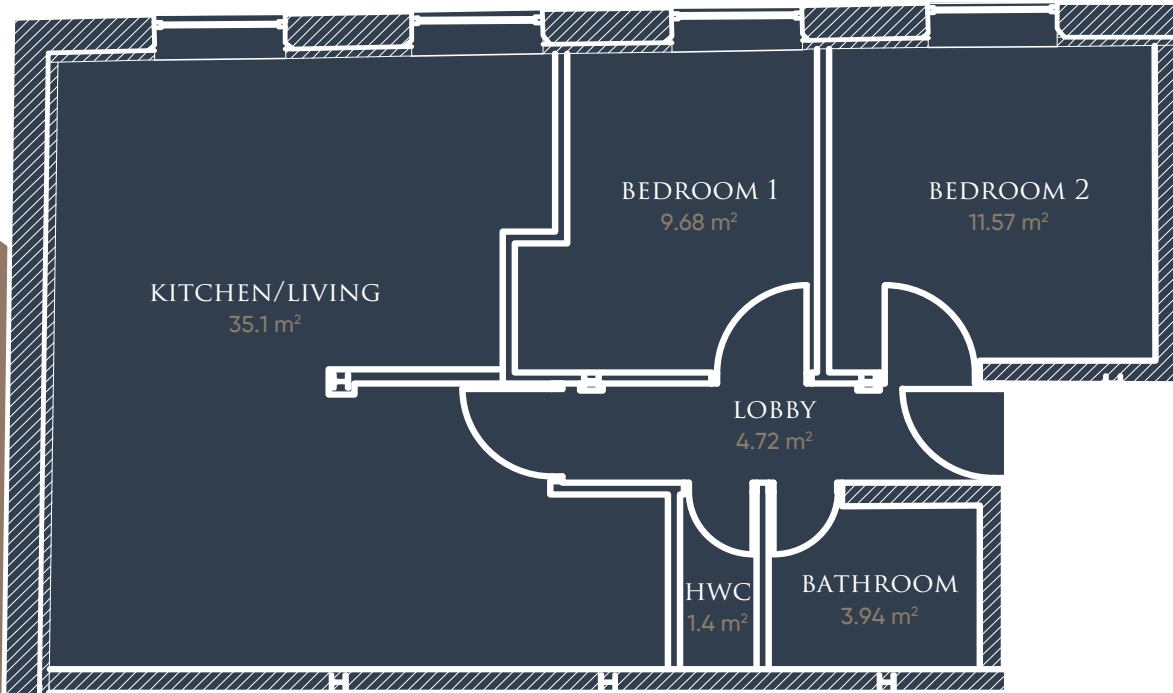


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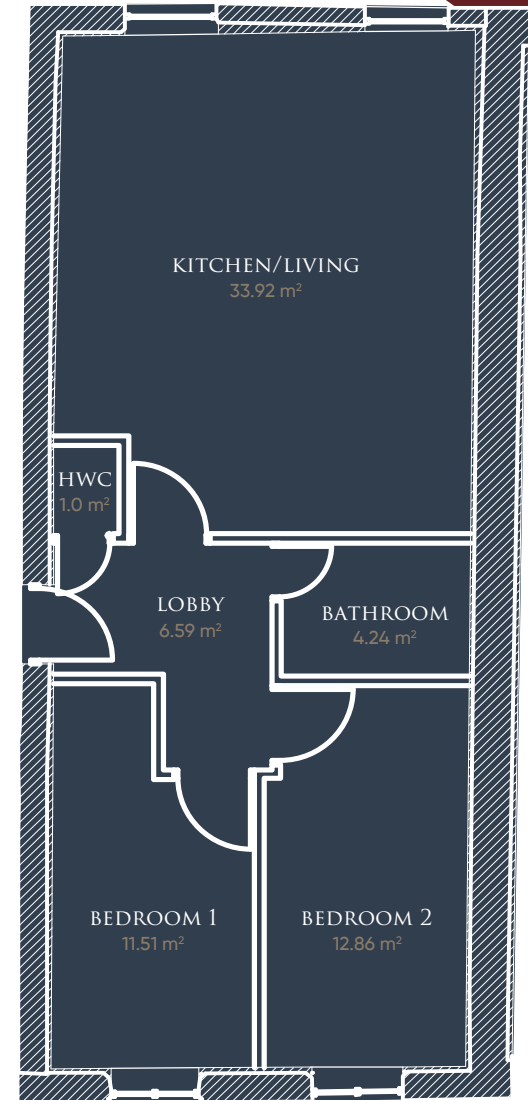




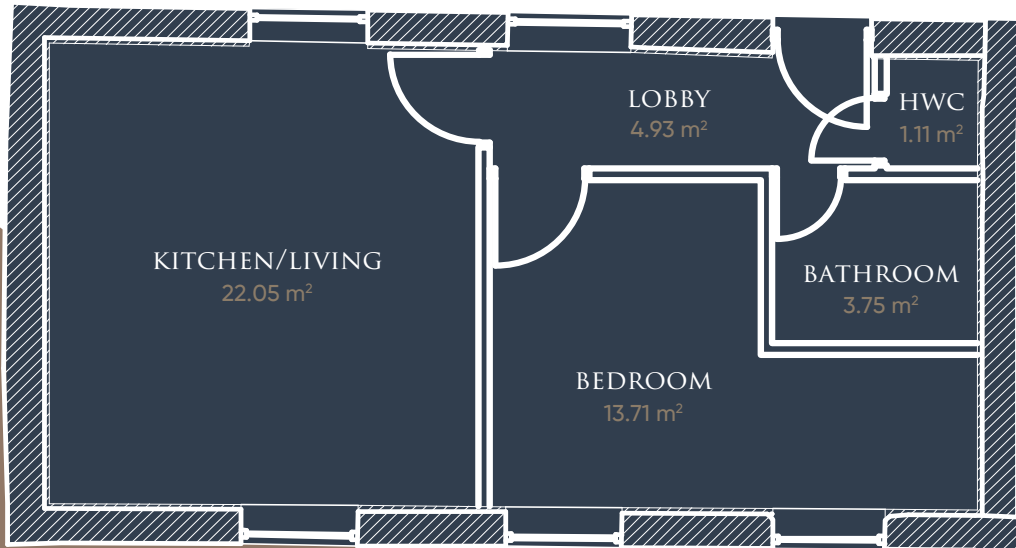
## APARTMENT 23



## APARTMENT 24



## APARTMENT 25



## APARTMENT 26



## APARTMENT 27



## APARTMENT 28 (Duplex)





APARTMENT 29  
(Duplex)



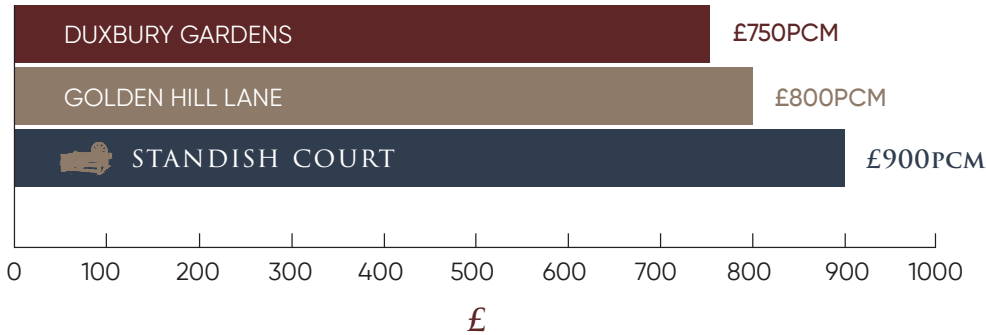
APARTMENT 30



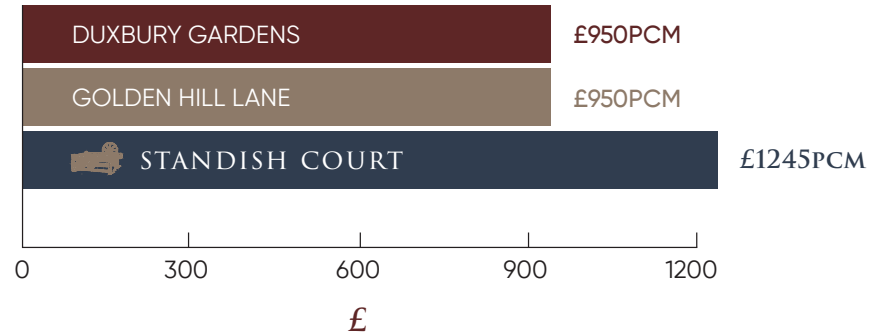
# RENTAL YIELD COMPARISONS...

A market cross section of rental values within the locality of Standish Court.

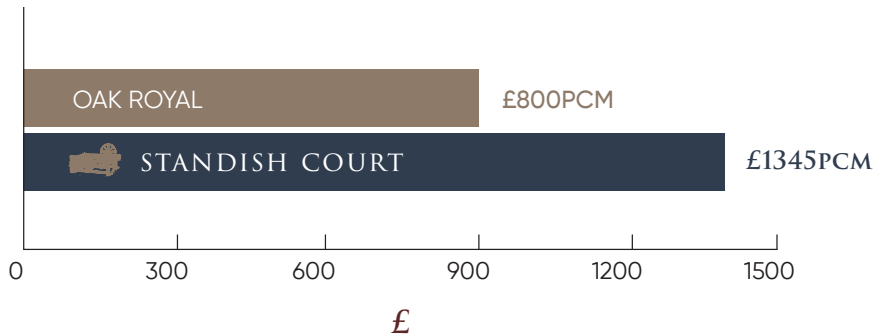
## 1 BEDROOM APARTMENT



## 2 BEDROOM APARTMENT



## 3 BEDROOM APARTMENT



# TRAVEL DISTANCES...

## ■ PLANE



### ■ Manchester to:

- London Heathrow ..... 1 hour 5 mins
- Paris..... 1 hour 30 mins
- Alicante ..... 2 hours 50 mins
- Rhodes ..... 4 hour 20 mins
- Dubai ..... 7 hours 10 mins

## ■ TRAIN



### ■ Chorley to:

- Preston..... 18 mins
- Manchester..... 38 mins
- Liverpool ..... 1 hour 13 mins
- London ..... 3 hours 6 mins

## ■ CAR



### ■ Chorley to:

- Preston..... 23 mins
- Blackpool ..... 37 mins
- Liverpool ..... 43 mins
- London ..... 4 hours 23 mins

## ■ BUS



### ■ Chorley to:

- Leyland..... 23 mins
- Preston..... 1 hour
- Manchester ..... 2 hours 6 mins
- London ..... 5 hours 37 mins

## ■ ON FOOT



### ■ Minutes/miles to

- ASDA Supermarket..... 3 mins/ 0.1miles
- Train Station..... 6 mins/ 0.3 miles
- Chorley Market ..... 11 mins / 0.5 miles
- Chorley Hospital..... 33 mins/ 1.4 miles
- Yarrow Valley Country Park ..... 39 mins/ 1.8 miles



# THANK YOU...

FOR FURTHER INFORMATION ON STANDISH COURT, PLEASE CONTACT US:

📍 The Old Carnegie Library, 361 Ormskirk Rd, Pemberton, Wigan WN5 9DQ

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