



SH

STANDISH
HOUSE

Chorley, PR7 3AJ




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RARE OPPORTUNITY IN THE HEART OF CHORLEY!

INVEST IN THE MODERN APARTMENTS AT STANDISH HOUSE NESTLED IN THE TRANQUIL COUNTRYSIDE OF THE NORTH OF ENGLAND

30 SELF CONTAINED APARTMENTS,
FEATURING 1, 2, AND 3 BEDROOMS

7% GUARANTEED RENTAL YIELD AND
25.8% FORECAST CAPITAL GROWTH

 Prices from just £119,700

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 dbr investment group

THE LOCATION

Standish House benefits from a proximity to the Chorley town centre. This charming area offers a harmonious blend of tranquillity and convenience, making it an idyllic setting for both living and working.







Despite its urban convenience, Standish House is surrounded by natural beauty, with picturesque landscapes and green spaces. Whether it's a leisurely stroll through the charming streets or a relaxing afternoon in one of Chorley's tranquil parks, residents of Standish House can enjoy the best of both worlds!

CONNECTIVITY

Standish House is conveniently situated within a walking distance to Chorley bus and train stations.

Commuting by car is also effortless, thanks to Standish House's strategic location near major road networks such as the M6 and M61 motorways.



-  Standish House to Chorley Train Station: 3 minutes
-  Standish House to Chorley Town Hall: 11 minutes
-  Standish House to Astley Park: 15 minutes
-  Chorley to Manchester by Train: 30 Minutes



APARTMENTS

Floor to Ceiling Heights: 2.2m – 2.7m

Internal Doors: Pre-finished Sonoma oak fire door with a self-closer system finished with matching architrave

Kitchens: Light oak wall units and concrete finish base units. Stone effect worktop with matching stone effect splashback. Induction hob, electric oven, extractor hood, integrated washing machine/dryer, dishwasher, fridge/freezer units with fascia matching kitchen finish. Black composite sink with single lever black swivel tap.

Bathrooms: Dual-flush close coupled toilet with soft close seat. Wall hung vanity unit with modern basin. Bath with modern shower head, side finished with tiles.

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 hallways



THE BUILDING

Security: Fob operated electric automated metal gate. CCTV system located around the building.

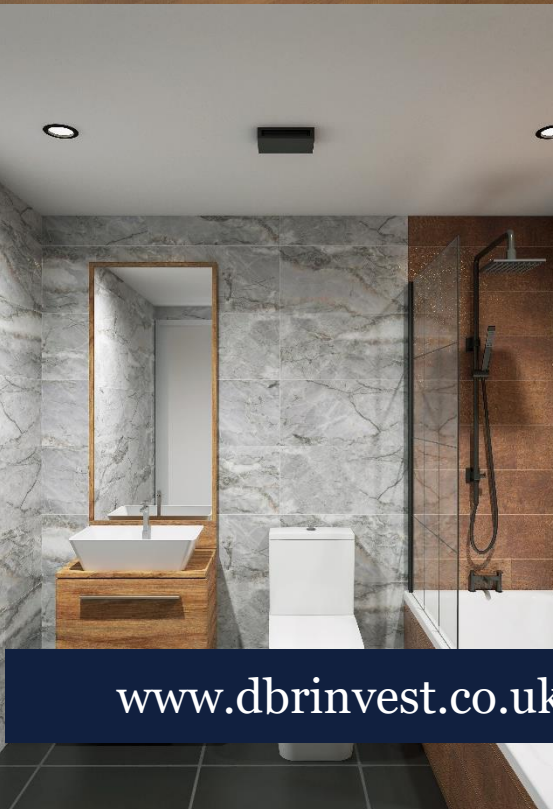
External Doors and Windows: Black composite door with glazing. UPVC double glazed black finish window frames.

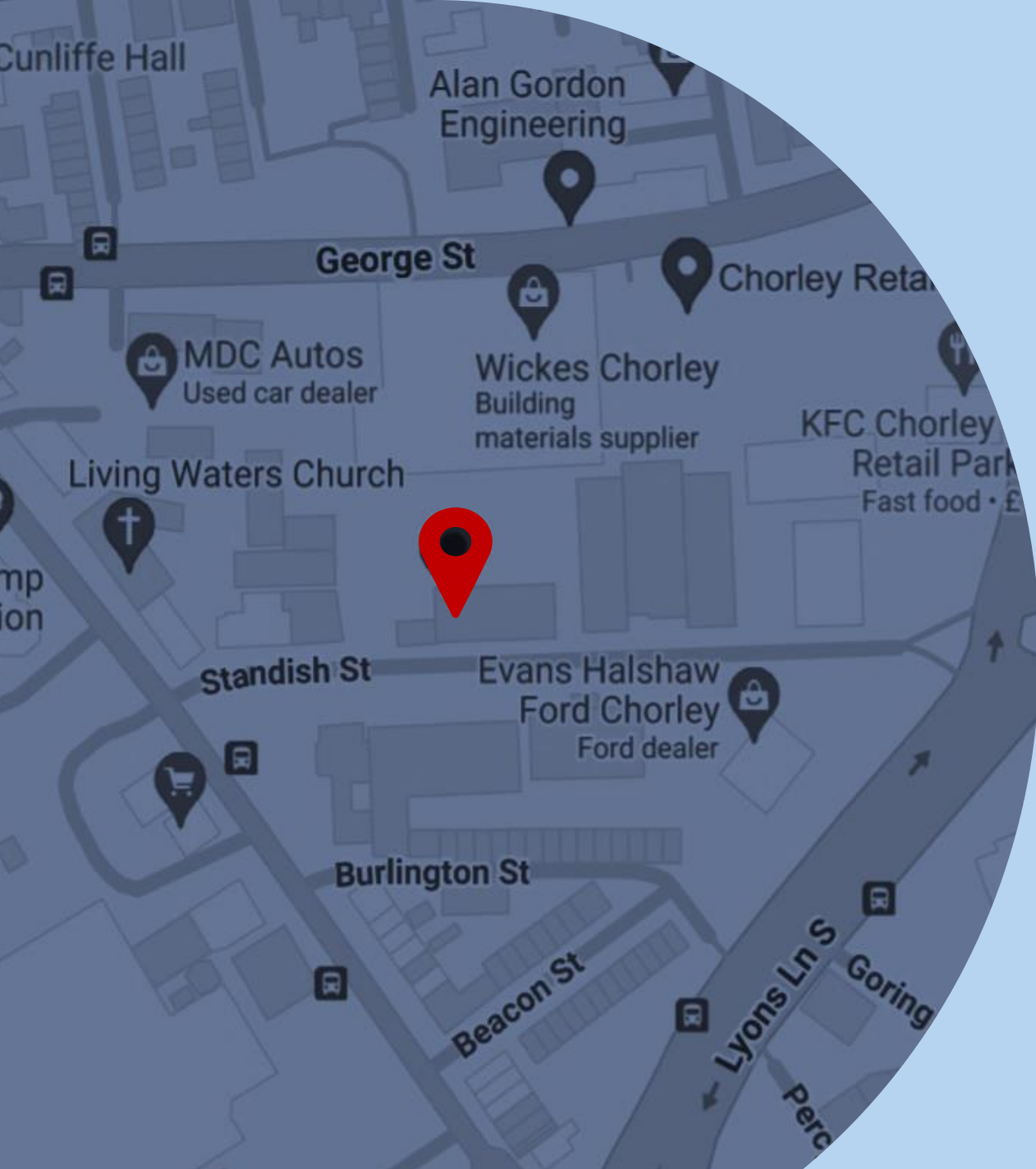
Site: Parking area accommodating 30 cars. Bike store for up to 30 bikes. Bin Storage area. Modern and elegant landscape.

Exterior Lighting: Black nickel finished sensor controlled LED up and down light.

Finishing: Walls finished with red bricks. Black PVC fittings for gutter and downpipes. Black PVC fascia board and soffit.







KEY FACTS

Nestled in Lancashire's scenic countryside, Standish House area offers tranquillity, heritage, and community spirit. With its rich history, natural beauty, and local amenities, it is the ideal location! Enjoy leisurely walks in Standish Hall's grounds and indulge in diverse dining and shopping options. Standish House promises a rich experience for its residents!

AMENITIES

Standish Hall

Museum – Astley Hall

Standish Cricket Club

Standish Town Centre

Standish Library

THE ACCOMMODATION

Unit	Sqm ²	Use	M2	Floor	Type
1	68.2	Kitchen/Living	36.7	Ground floor	2Bedroom
		Bedroom 1	10.1		
		Bedroom 2	10.8		
		Bathroom	3.8		
		Storage	1.4		
		Lobby	5.4		
2	68.3	Kitchen/Living	38.7	Ground floor	2Bedroom
		Bedroom 1	11		
		Bedroom 2	9.1		
		Bathroom	3.8		
		Storage	1.4		
		Lobby	4.3		
3	75.2	Kitchen/Living	28.2	Ground floor	3Bedroom
		Bedroom 1	11		
		Bedroom 2	9.5		
		Bedroom 3	13.3		
		Bathroom	3.7		
		Storage	1.4		
4	74.05	Kitchen/Living	24.4	Ground floor	2Bedroom
		Bedroom 1	19.3		
		Bedroom 2	16.6		
		Bathroom	3.5		
		Storage	1.95		
		Lobby	8.3		

Unit	Sqm ²	Use	M2	Floor	Type
5	49.6	Kitchen/Living	27.3	First floor	1 Bedroom
		Bedroom 1	13.3		
		Bathroom	3.9		
		Storage	0.8		
		Lobby	4.3		
6	56	Kitchen/Living	28.2	First floor	1 Bedroom
		Bedroom 1	18.2		
		Bathroom	4		
		Lobby	5.6		
7	58.2	Kitchen/Living	27.5	First floor	2Bedroom
		Bedroom 1	11.7		
		Bedroom 2	8.8		
		Bathroom	3.9		
		Storage	1.2		
8	72.4	Kitchen/Living	37.6	First floor	2Bedroom
		Bedroom 1	10.0		
		Bedroom 2	10.8		
		Bathroom	4.1		
		Storage	1.40		
9	73.5	Kitchen/Living	39.6	First floor	2Bedroom
		Bedroom 1	11		
		Bedroom 2	13.3		
		Bathroom	3.9		
		Storage	1.40		
Lobby	4.3				

THE ACCOMMODATION

Unit	Sqm ²	Use	M2	Floor	Type
10	49.6	Kitchen/Living	27.3	Second floor	1 Bedroom
		Bedroom 1	13.3		
		Bathroom	3.9		
		Storage	0.8		
		Lobby	4.3		
11	56	Kitchen/Living	28.2	Second floor	1 Bedroom
		Bedroom 1	18.2		
		Bathroom	4		
		Lobby	5.6		
12	58.2	Kitchen/Living	27.5	Second floor	2 Bedroom
		Bedroom 1	11.7		
		Bedroom 2	8.8		
		Bathroom	3.9		
		Storage	1.2		
		Lobby	5.1		
13	72.4	Kitchen/Living	37.6	Second floor	2 Bedroom
		Bedroom 1	10.1		
		Bedroom 2	10.8		
		Bathroom	4.1		
		Storage	1.4		
		Lobby	8.4		
14	73.5	Kitchen/Living	39.6	Second floor	2 Bedroom
		Bedroom 1	11		
		Bedroom 2	13.3		
		Bathroom	3.9		
		Storage	1.4		
		Lobby	4.3		

Unit	Sqm ²	Use	M2	Floor	Type
15	49.6	Kitchen/Living	27.3	Third floor	1 Bedroom
		Bedroom 1	13.3		
		Bathroom	3.9		
		Storage	0.8		
		Lobby	4.3		
16	56	Kitchen/Living	28.2	Third floor	1 Bedroom
		Bedroom 1	18.2		
		Bathroom	4		
		Lobby	5.6		
17	58.2	Kitchen/Living	27.5	Third floor	2 Bedroom
		Bedroom 1	11.7		
		Bedroom 2	8.8		
		Bathroom	3.9		
		Storage	1.2		
		Lobby	5.1		
18	72.3	Kitchen/Living	37.6	Third floor	2 Bedroom
		Bedroom 1	10.0		
		Bedroom 2	10.8		
		Bathroom	4.1		
		Storage	1.40		
		Lobby	8.3		
19	73.5	Kitchen/Living	39.6	Third floor	2 Bedroom
		Bedroom 1	11		
		Bedroom 2	13.3		
		Bathroom	3.9		
		Storage	1.40		
		Lobby	4.3		

THE ACCOMMODATION

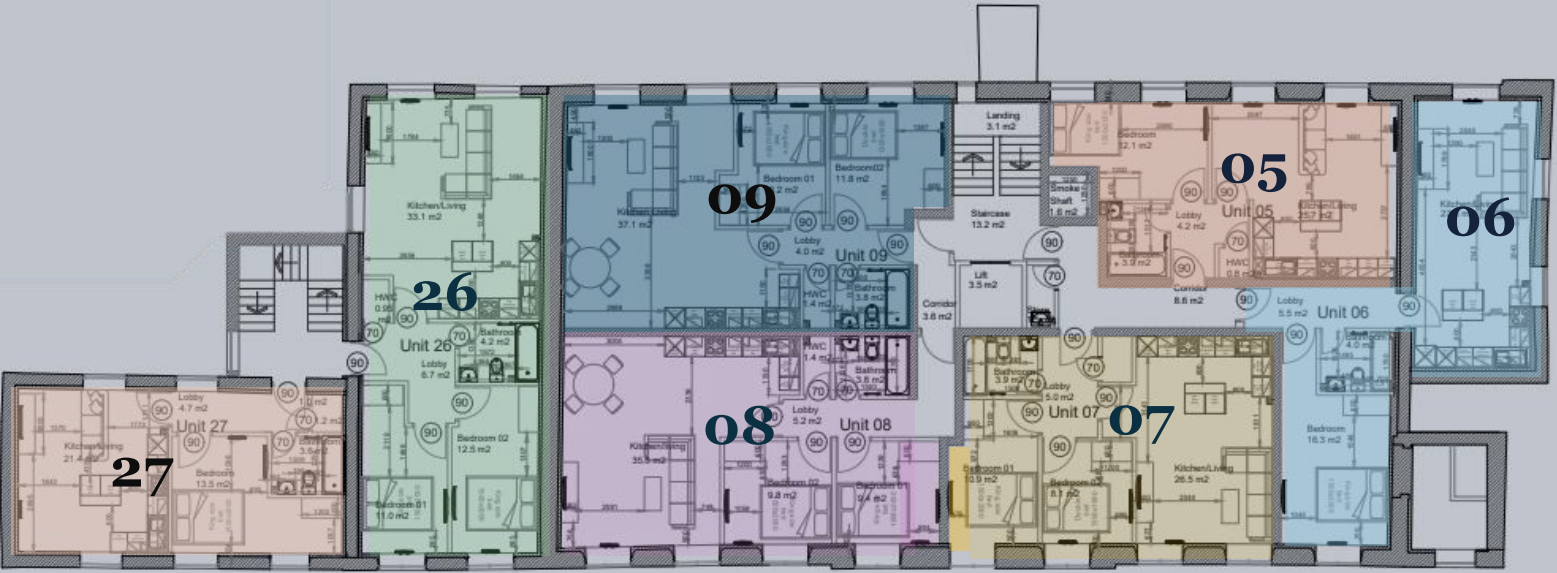
Unit	Sqm ²	Use	M2	Floor	Type
20	61.2	Kitchen/Living	28.5	Fourth Floor	2Bedroom
		Bedroom 1	12.5		
		Bedroom 2	10.6		
		Bathroom	3.5		
		Storage	1.4		
		Lobby	4.7		
21	80.3	Kitchen/Living	27.5	Fourth Floor	3Bedroom
		Bedroom 1	16.9		
		Ensuite	4		
		Bedroom 2	8.9		
		Bedroom 3	8.9		
		Bathroom	3.5		
		Storage	1.4		
		Lobby	9.2		
22	72.4	Kitchen/Living	37.6	Fourth Floor	2Bedroom
		Bedroom 1	10.1		
		Bedroom 2	10.8		
		Bathroom	4.1		
		Storage	1.4		
		Lobby	8.4		
23	73.5	Kitchen/Living	39.6	Fourth Floor	2Bedroom
		Bedroom 1	11		
		Bedroom 2	13.3		
		Bathroom	3.9		
		Storage	1.4		
		Lobby	4.3		
24	71.35	Kitchen/Living	35.2	Ground Floor	2Bedroom
		Bedroom 1	11.3		
		Bedroom 2	12.9		

Unit	Sqm ²	Use	M2	Floor	Type
24		Bathroom	4.3		
		Storage	0.95		
		Lobby	6.7		
25	47.4	Kitchen/Living	23.1	Ground Floor	1 Bedroom
		Bedroom 1	14.1		
		Bathroom	3.9		
		Storage	1.2		
		Lobby	5.1		
26	71.35	Kitchen/Living	35.2	First Floor	2Bedroom
		Bedroom 1	11.3		
		Bedroom 2	12.9		
		Bathroom	4.3		
		Storage	0.95		
		Lobby	6.7		
27	47.4	Kitchen/Living	23.1	First Floor	1 Bedroom
		Bedroom 1	14.1		
		Bathroom	3.9		
		Storage	1.2		
		Lobby	5.1		
28	61.4	Kitchen/Living	26.4	Second Floor	2Bedroom
		Bedroom 1	10.7		
		Bedroom 2	10.8		
		Bathroom	3.7		
		Lobby	9.8		
29	57.6	Kitchen/Living	27.9	Second Floor	2Bedroom
		Bedroom 1	10.1		
		Bedroom 2	8.9		
		Bathroom	3.8		
		Lobby	6.9		
30	47.4	Kitchen/Living	23.1	Second Floor	1 Bedroom
		Bedroom 1	14.1		
		Bathroom	3.9		
		Storage	1.2		
		Lobby	5.1		

FLOOR PLANS

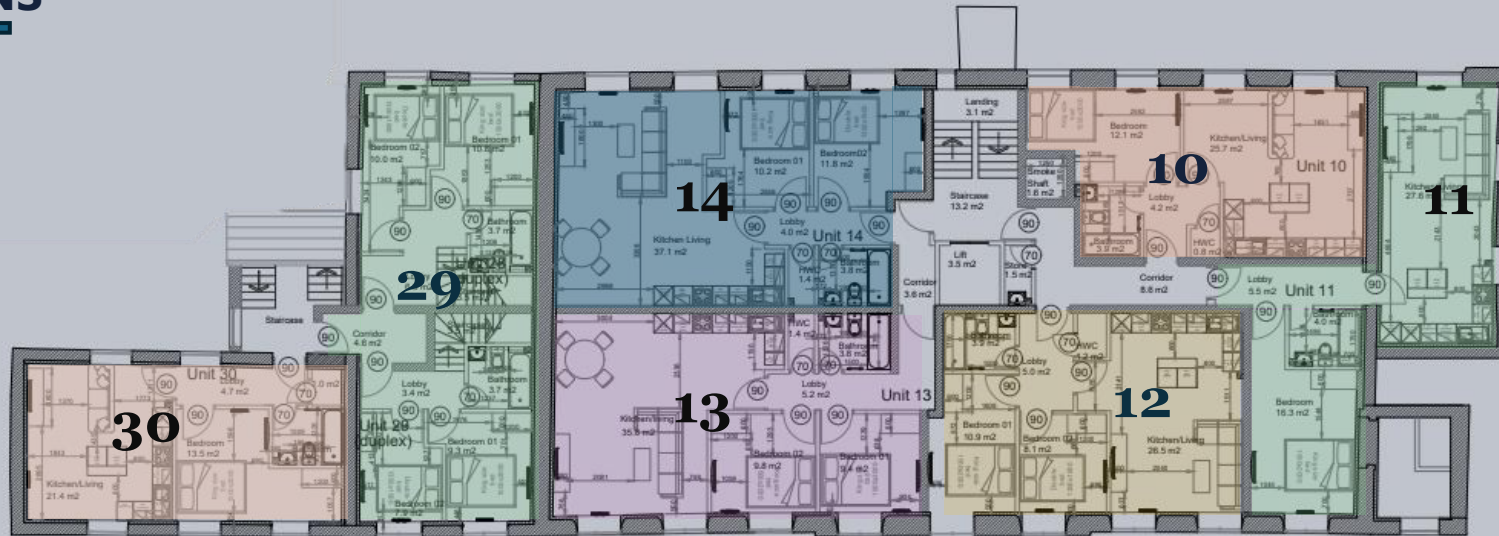


GROUND FLOOR PLAN

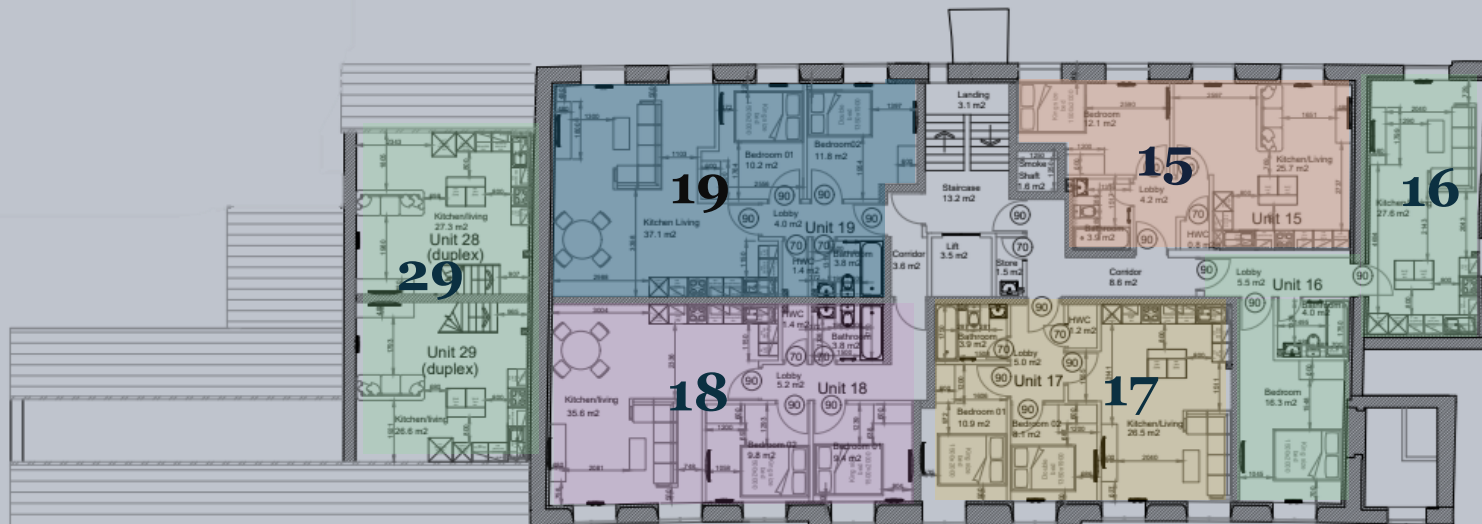


FIRST FLOOR PLAN

FLOOR PLANS



SECOND FLOOR PLAN



THIRD FLOOR PLAN

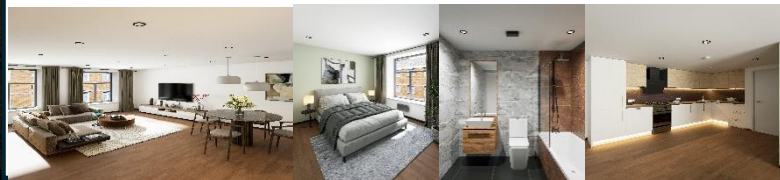
FLOOR PLANS



FOURTH FLOOR PLAN



Interested in Standish House?



Get in touch today!

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