



nswproperties

CRAMFORD HOUSE , GRAMMAR SCHOOL GARDENS

ASKING PRICE: OFFER IN EXCESS OF £160,000

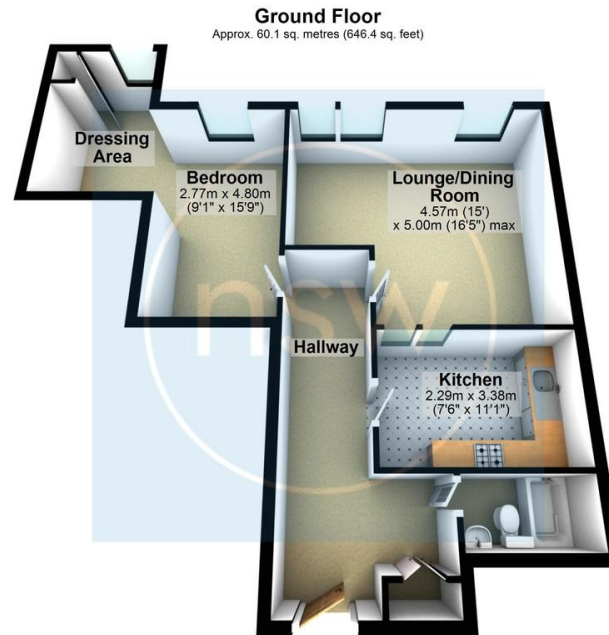
Cramford House, Grammar School Gardens, Ormskirk

NSW Properties are pleased to present for sale this stunning one bedroom, second floor apartment, nestled in the prestigious Ruff Lane conservation area of Ormskirk. The property is within easy reach of the town centre and it's abundance of shops, restaurants and amenities. Set in the old Ormskirk Grammar School site, the apartment juxtaposes contemporary living with the grandeur of period architecture.

The property has its own dedicated private entrance and is finished to a high standard throughout, with tasteful decor and quality fixtures and fittings. Upon entering, the spacious hallway gives access into each room. Off to the right is a convenient storage cupboard and the main family bathroom with three-piece bathroom suite. Next along the hallway is a modern kitchen area with ample space for a washer/dryer, fridge/freezer and dishwasher. To the rear, a large lounge with dining area and windows allowing in plenty of natural light. The master bedroom completes the property and is finished with a lovely separate dressing area.

Other benefits include the security of a gated entrance to an allocated parking area and intercom entry system. The apartment is surrounded by well-maintained communal gardens that have a secluded feel and feature a relaxed seating area. The apartment itself is accessed by lift or communal stairway. The property also includes gas central heating and double glazing.





Total area: approx. 60.1 sq. metres (646.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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