

Ian Anthony The Estate Agents

The Fountains, Green Lane, Ormskirk

Guide Price £124,000









- FOR OVER 55's
- LOUNGE DINER, KITCHEN
- COMMUNAL LOUNGE, **CONSERVATORY**
- LAUNDRY ROOM & LIFT **ACCESS**
- GOOD ACCESS TO FOR ORMSKIRK TOWN CENTRE

- RETIREMENT APARTMENTS FIRST FLOOR APARTMENT -STUNNING VIEWS
 - BEDROOM & BATHROOM
 - COMMUNAL PARKING
 - · BEAUTIFUL GARDENS, LAWNS, POND
 - LOW MANAGEMENT/ MAINTENANCE FEES



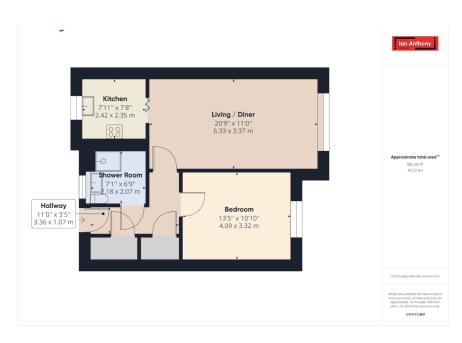






RETIREMENT APARTMENT FOR THE OVER 55's Nicely presented first floor apartment boasts stunning views of the landscaped gardens designed by award winning landscapers of Southport Flower Show. The apartment is ideally located within the complex to the lift access. Accommodation comprises a living dining room, kitchen bedroom and bathroom. There is ample parking for residents and visitors and the development is Ideally located with just a short walk from the town centre with its shops, bars and restaurants. Internally there are ample communal areas, including lounge, conservatory, garden seating areas, and internally, laundry room etc...





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	;		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/E	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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