

## Ian Anthony The Estate Agents







- OVER 55'S COMPLEX
- LIVING/DINING ROOM
- TWO BEDROOMS
- ALLOCATED PARKING

- SECOND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- COMMUNAL AREAS
- GREAT LOCATION









Located in the highly sought-after Hillside Court, this spacious 2-bedroom second-floor apartment offers comfortable living for over 55's in a prime Ormskirk location, close to both the town centre and Aughton.

The property is in excellent condition throughout and benefits from access to a range of well-maintained communal areas, including a welcoming lounge, kitchen, and utility room. Hillside Court also offers a reception desk and convenient parking facilities for both residents and visitors.

This is a fantastic opportunity to enjoy independent living with the added comfort of a vibrant and secure community setting.





|   | Current | Potentia |
|---|---------|----------|
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b><br>(81-91) <b>B</b>      |         |          |
| (69-80)                                     |         | 79       |
| (55-68)                                     | 65      |          |
| (39-54)                                     |         |          |
| (21-38)                                     |         |          |
| (1-20) <b>C</b>                             |         |          |
| Not energy efficient - higher running costs | _       |          |

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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