

## Ian Anthony The Estate Agents



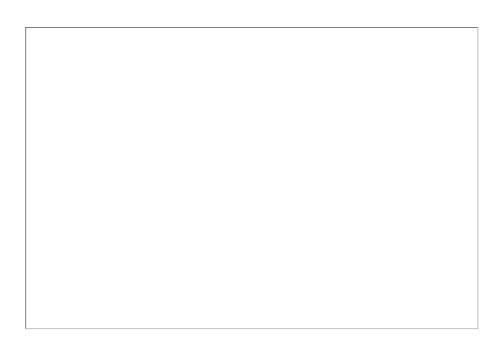
- GROUND FLOOR PURPOSE LOUNGE **BUILT APARTMENT**

TWO BEDROOMS

- KITCHEN
- ELECTRIC HEATING
- COMMUNAL GARDEN
- POPULAR RESIDENTIAL AREA
- · CLOSE TO ORMSKIRK TOWN **CENTRE**

Tax Band: B Furnished: Unfurnished

Attractive ground floor purpose built flat forming part of a select development convenient for Ormskirk town centre and its amenities. The well presented accommodation briefly comprises communal entrance, entrance to reception hall, lounge, kitchen, two bedrooms and bathroom. Outside there are landscaped communal gardens and an extensive parking area.



	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80)	<u> </u>	76
(55-68)	66	
(39-54)		
(21-38)		
(1-20)		
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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