

## Ian Anthony The Estate Agents









NO CHAIN

SOUGHT AFTER LOCATION

• MAINTAINED COMMUNAL • GRADE II LISTED **GARDENS** 

• TWO BEDROOMS

SECURE PARKING

MODERN LIVING

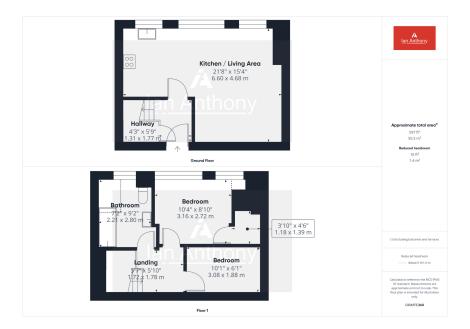
WALK IN WARDROBE











Grammar School Court on Ruff Lane in Ormskirk offers a rare opportunity to enjoy both convenience and character in a highly desirable location.

This two-bedroom duplex apartment is perfectly situated for those who want to be within easy reach of the town centre and the railway station, making it a superb choice for commuters or anyone who loves the ease of town living.

	Current	Potentia
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80)	77	78
(55-68)		
(39-54)		
(21-38)		
(1-20)	3	
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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