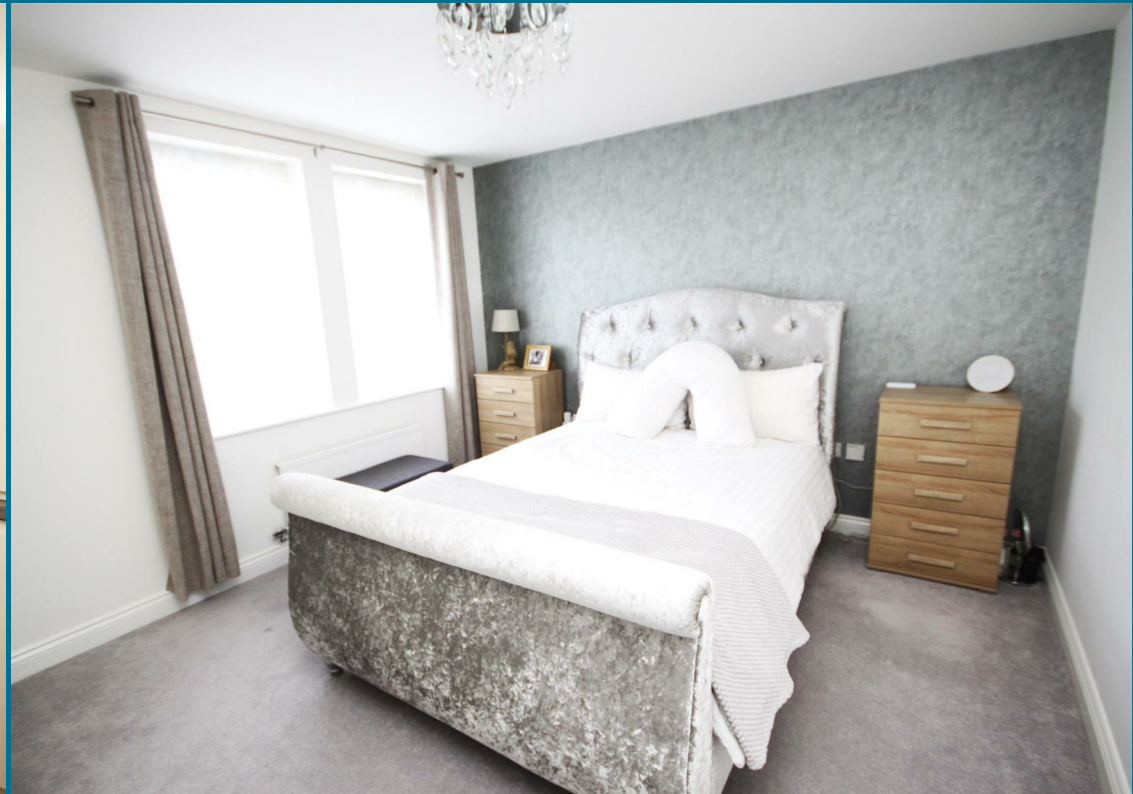




**Cramford House Grammar School Gardens, Ormskirk, Lancashire L39 4PS**

**£244,950**





## Cramford House Grammar School Gardens, Ormskirk, Lancashire L39 4PS

A stunning two Bedroom second floor apartment situated in the much sought after Grammar School Gardens development just off Ruff Lane close to the heart of historic Ormskirk.

Situated overlooking the prestigious and tree lined Ruff Lane, Ormskirk, the property is ideally located within close proximity of Ormskirk railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University -accessed via Ruff Lane -, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which is immaculately presented and provides a spacious, bright and flexible layout briefly comprises; Secure communal hallway with lift and stairs to all floors, entrance hallway, lounge/dining, modern fitted kitchen, two well proportioned bedrooms and modern Jack & Jill family shower suite. To the exterior are extensive and well maintained communal gardens for residents usage and allocated parking with secure electric gate entry to the main parking area.

The property further benefits from the addition of central heating and double glazing throughout.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

01695 580801

### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL HALLWAY

Secure intercom access system provides access into the communal hallway upon the ground floor. A Lift and stairs provide access to higher floors.

#### SECOND FLOOR

##### APARTMENT 11

The property is accessed from the second floor communal landing area.

##### ENTRANCE HALLWAY

A long, light hallway provides access to all accommodation within the apartment.

##### LOUNGE/DINER

A large double glazed bay window and secondary window provide views over the prestigious Ruff Lane and development communal gardens. Radiator panels, tv point, ceiling lighting.

##### FITTED KITCHEN

13'1" x 8'2" (3.99 x 2.49)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, integrated appliances, splash backs and flooring, with recessed ceiling spot lights throughout, integrated hob, oven & extractor hood, sink and drainer unit,

##### BEDROOM 1

14'6" x 11'1" max (4.43 x 3.40 max)

Double glazed windows to the side elevation, radiator panel & ceiling lighting. A secondary internal door leads into the Jack & Jill shower suite.

## BEDROOM 2

11'1" x 9'4" (3.39 x 2.85)

Double glazed windows to the side elevation, radiator panel & ceiling lighting.

## SHOWER SUITE

7'1" x 6'3" (2.18 x 1.91)

Fitted with a modern white three piece shower suite comprising; double shower enclosure with over head shower and shower screens, low level wc, vanity wash basin and unit below, partially tiled walls, contrasting flooring, double glazed frosted window, ceiling lighting.

## EXTERIOR

### PARKING

The development benefits from a large and secure parking area with electric gate and secure access. The apartment has it's own dedicated parking within this area.

### COMMUNAL GARDENS

Well presented and well stocked mature communal gardens for the use of residents provide excellent outdoor space and are situated to all elevations. Various seating/quiet areas.

## MATERIAL INFORMATION

### TENURE

LEASEHOLD

### LEASE DETAILS

DATE: 18 November 2016

TERM: 999 Years from 1 January 2006

### COUNCIL TAX

As per West Lancs. Council Website: 2023/24

Band: D

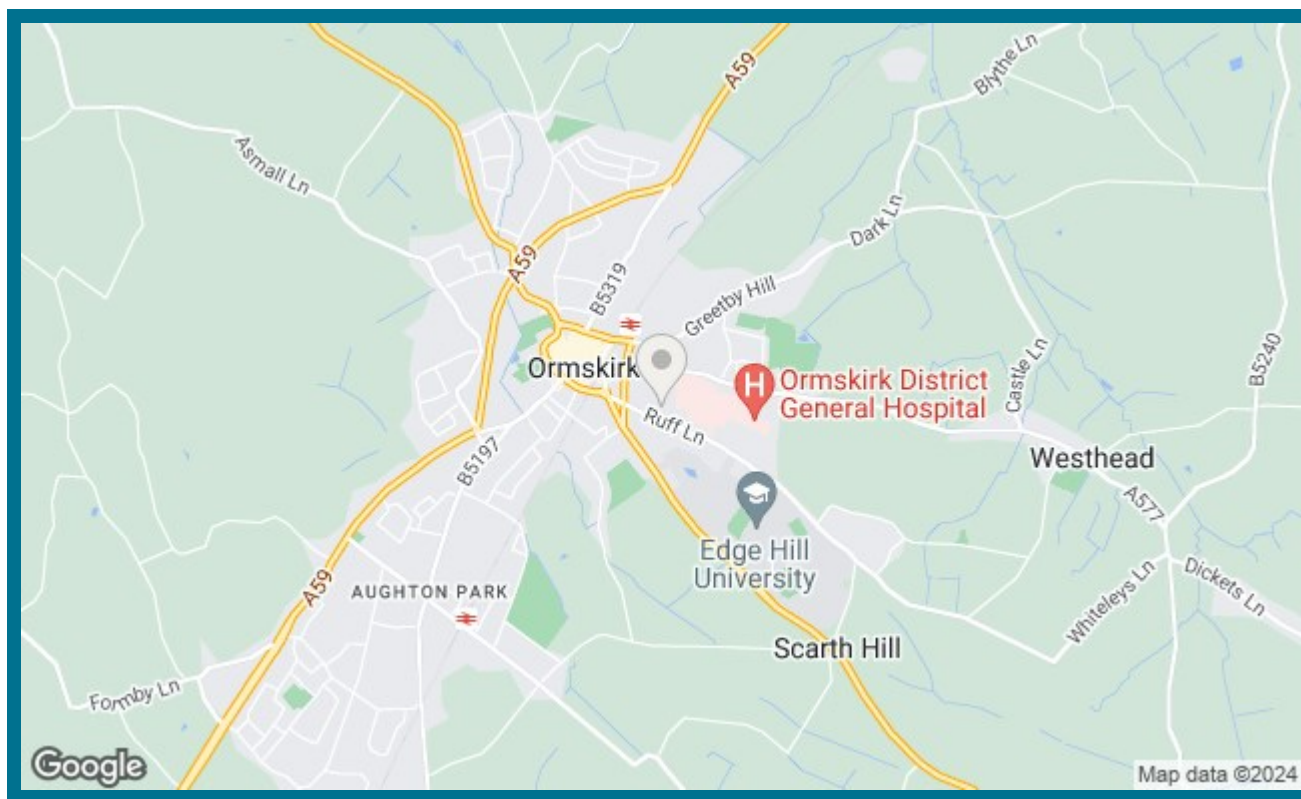
Charge: £2133.35

## VIEWING BY APPOINTMENT

### MANAGEMENT CHARGES

The current Management fee is £120.83 per month. This covers the gardening, cleaning and lighting of the communal areas, maintenance of the electric gates and CCTV, Building insurance, lift maintenance and testing of roof and water.

There is also a Ground rent payable of £150 per annum.



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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www.brighouse-wolff.co.uk

# GROUND FLOOR

947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

