



A stunning 3 bedroom Duplex Apartment set in the much sought after former Grammar School development in the centre of Ormskirk. Available Immediately on a furnished basis.

This duplex apartment is one of the largest in the development. It is very conveniently situated just off tree lined Ruff Lane in the centre of Ormskirk and therefore enjoys one of the town's most prestigious addresses.

The accommodation briefly comprises: Communal entrance hallway with security intercom access, Entrance hallway, large open living space combining lounge, dining room & high specification kitchen, ground floor shower room & bedroom with dressing room. To the first floor is a large Mezzanine gallery, two further bedrooms the master having en-suite shower room & modern bathroom suite. To the exterior of the property are very well maintained communal garden areas and private residents parking.

Ormskirk is a Historic Market Town within the West Lancashire area and is situated approximately half way between Liverpool and Preston. It is served by rail and bus stations and the A59 which provide excellent transport links. The seaside resort of Southport is located approximately 7 miles to the west.



£1,475 Per Calendar Month



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### 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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