



BRIGHOUSE  
WOLFF

Cramford House Grammar School Gardens, Ormskirk, L39 4PS  
**£290,000**







A stunning two bedroom executive ground 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, 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, entrance hallway, lounge/dining room, modern fitted kitchen, two well proportioned double bedrooms with en-suite shower room to bedroom two and modern Jack & Jill wet room. To the exterior are extensive and well maintained communal gardens for residents use and allocated undercover parking with secure electric gate entry to the main parking area.

The property further benefits from the addition of central heating and double glazing with plantation shutters in both bedrooms.

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

### 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.

##### APARTMENT 3

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

##### HALLWAY

A main hallway provides access to all accommodation within the apartment. Ceiling lighting and large airing/linen cupboard.

##### LOUNGE/DINER

20'4" max x 16'2" max (6.22 max x 4.94 max)

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

##### FITTED KITCHEN

13'1" x 7'8" (4.00 x 2.36)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, integrated dishwasher, fridge freezer, washing machine and tumble dryer, tiled splash backs and flooring, with recessed ceiling spot lights throughout, hob, oven & extractor hood, sink and drainer unit.

##### BEDROOM 1

15'0" x 11'7" max (4.58 x 3.55 max)

Double glazed windows to the side elevation, a range of 'Hammonds' fitted wardrobes, radiator panel & ceiling lighting. A secondary internal door leads into the modern wet room .

## MODERN WET ROOM

Fitted with a modern white three piece shower suite. This Jack & Jill wet room comprises; walk in shower with over head shower and shower screen, low level wc, vanity wash basin and unit below, partially tiled walls, contrasting flooring and ceiling lighting. Doors lead into the hallway and bedroom one.

## BEDROOM 2

14'4" x 10'1" (4.38 x 3.08)

Double glazed windows to the side elevation, a range of 'Hammonds' fitted wardrobes, radiator panel & ceiling lighting. A secondary internal door leads into the en-suite shower room.

## EN-SUITE

Fitted with a modern white three piece shower suite comprising; shower enclosure with over head shower and shower screen, low level wc, vanity wash basin and unit below, partially tiled walls, contrasting flooring and 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 undercover parking within this area.

## COMMUNAL GARDENS

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

## MATERIAL INFORMATION

## TENURE

LEASEHOLD

## DETAILS OF LEASE

DATE: 25 September 2015

TERM: 999 Years from 1 January 2006

## COUNCIL TAX

As per West Lancs. Council Website: 2024/25

Council Tax

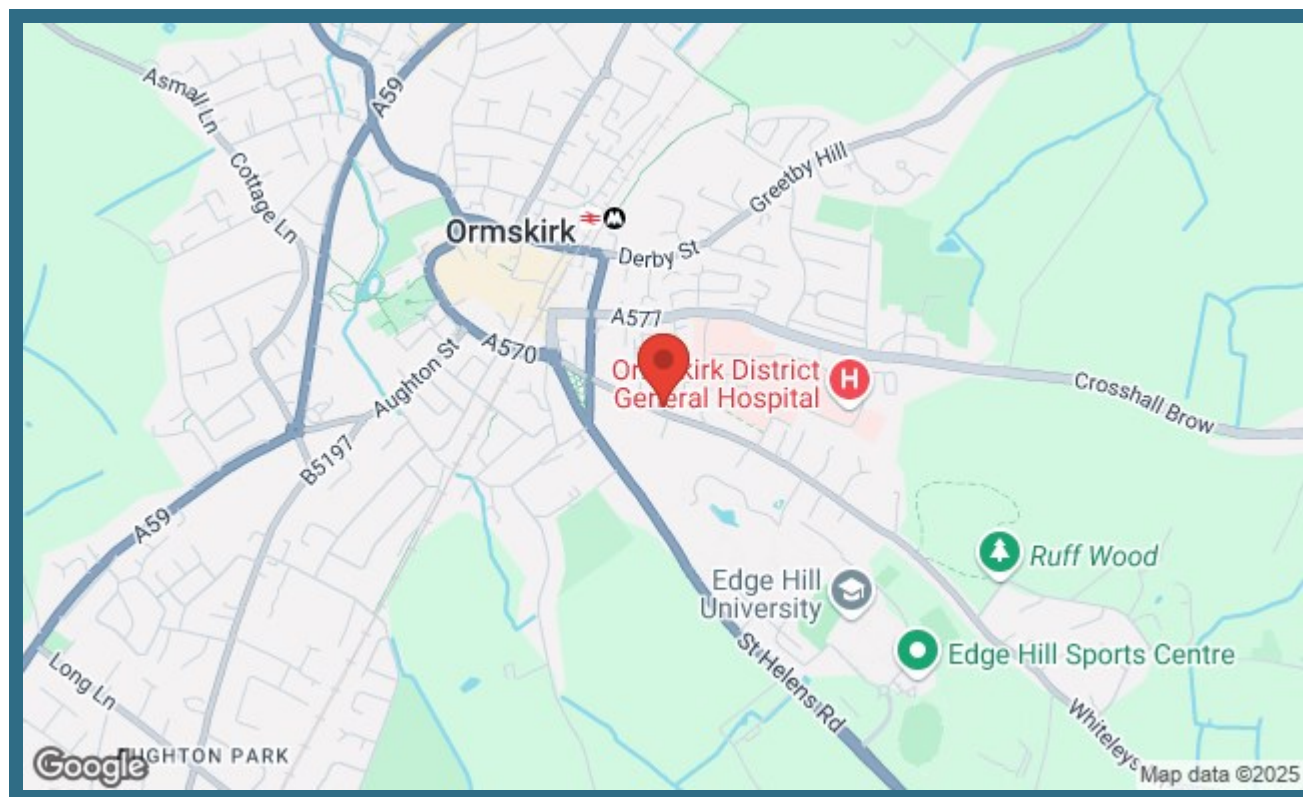
Band: D

Charge: £2,233.07

## MANAGEMENT CHARGES

The current management charge is £2,001.95 PER ANNUM. This covers the gardening, cleaning and lighting of the communal areas including external window cleaning, maintenance of the electric gates, 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.

GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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                                   | 81                      | 81        |
| (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 |           |







