



BRIGHOUSE  
WOLFF

Flat 17 Bridge House, Ormskirk, Lancashire L39 4PL  
**£800 Per Month**



A modern purpose built two bedroomed ground floor apartment available immediately on a 6/12 month tenancy on an unfurnished basis. Newly decorated and new carpets.

The property is situated in the ever popular Bridge House development and therefore enjoys a central location being ideally situated for Ormskirk Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars.

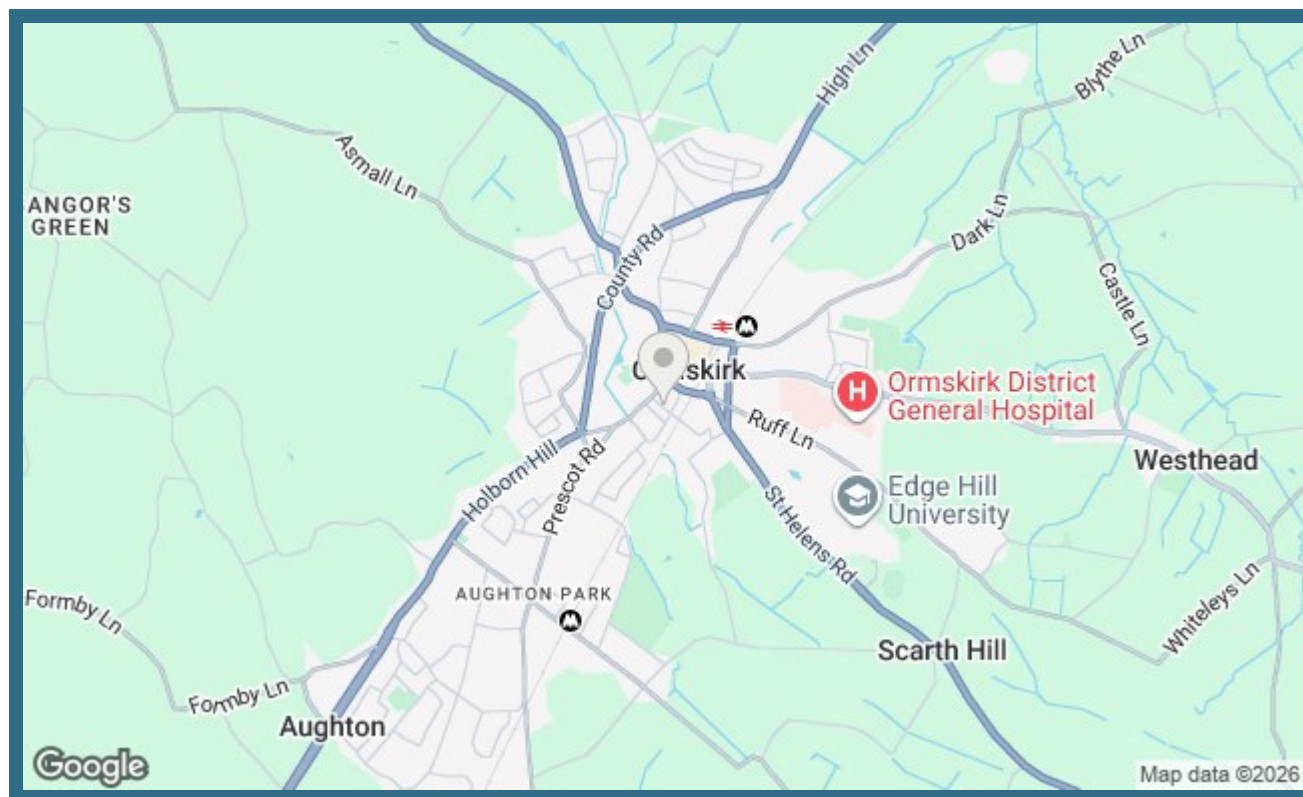
The property is a short walk from Ormskirk railway and bus stations which both provide easy access into Liverpool City Centre and beyond. Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally, as is the M58 at nearby Bickerstaffe.

The accommodation which provides a spacious and flexible layout briefly comprises; Communal hallway with secure access, entrance hallway, lounge / diner, modern fitted kitchen, two bedrooms and bathroom suite. To the exterior are well maintained communal gardens along with off road private parking space.

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

Available NOW. Council Tax Band B.





### 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.



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 omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no warranty 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
75		78	
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	



