

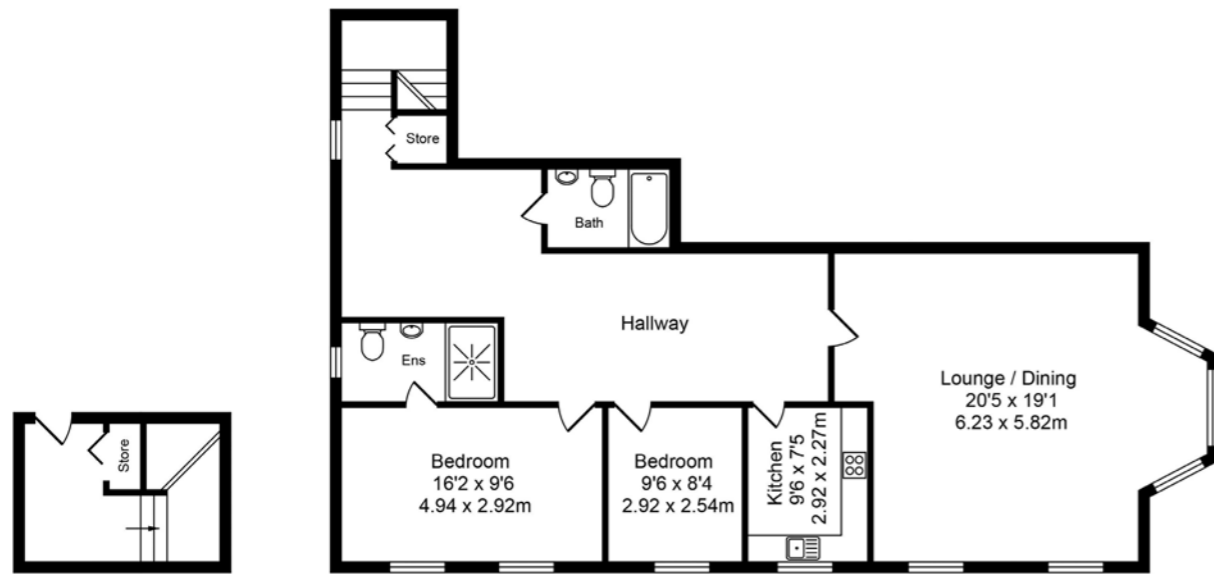


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1249 Sq.ft. (116.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is leasehold
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to present this exquisite two-bedroom penthouse duplex style apartment, residing within an impressive converted Victorian building along the coveted Ruff Lane in Ormskirk, West Lancs.

Beautifully presented and masterfully converted, this spacious property offers the perfect blend of historical charm and modern luxury.

Situated within walking distance of Ormskirk Town Centre, residents can enjoy a range of local amenities and superb transport and commuter links, thanks to the nearby rail station. Claremont House boasts stunning architecture, generous proportions, and well-appointed grounds, making this property ideal for those seeking a luxury downsize.

Approached via a private driveway with dedicated parking spaces, access is granted through the main front entrance, with the property enjoying its own private entry. The living spaces are generously sized, extending to around 1,250 square feet. A large hallway flows through to two well-appointed bedrooms, both decorated to a high standard. The main bedroom features a lavish tiled en-suite bathroom, while an equally beautifully presented family bathroom resides adjacent, complete with a bath and overhead shower, WC, and vanity wash hand basin. Dramatic high ceilings and intricate finishing are displayed as standard throughout this stunning apartment.

The main kitchen offers an array of wall, base, and tower units, featuring a range of integrated appliances and premium contrasting work surfaces. The internal accommodation is completed with a large main dining lounge, bathed in natural light from dual aspect windows and a striking main bay window. The ample dining area flows seamlessly into a larger living area, all finished to an opulent level. The opportunity exists to purchase this property on a fully furnished basis if required, with further information obtainable via the office.

With well-tended communal gardens, designated parking space and a prestigious Ruff Lane address, internal inspection is highly advised to fully appreciate all that this luxury apartment has to offer.





KEY FEATURES

- Beautiful Victorian Apartment
- Two Well Appointed Bedrooms with Ensuite to Master
- Circa 1249 Square Feet
- Spacious Lounge Dining Room
- Well Attended Communal Gardens
- Designated Parking
- Close to Town Centre





