

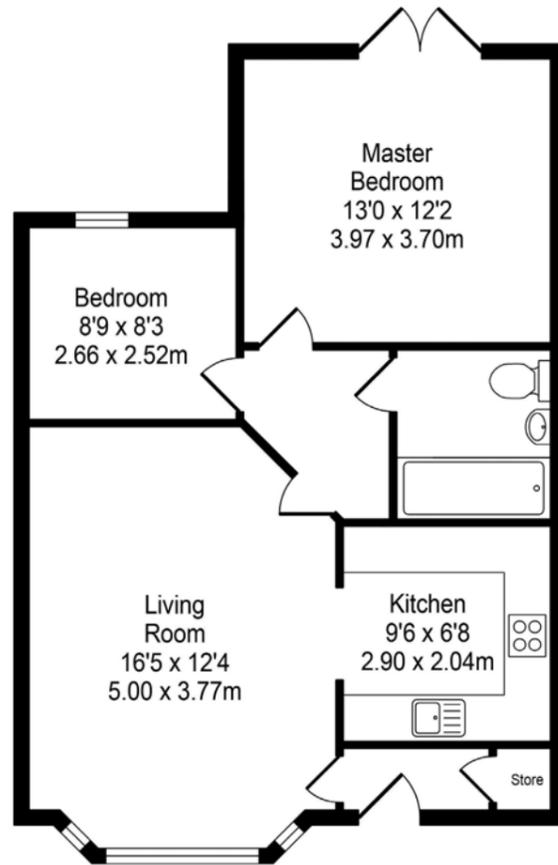


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Grammar School Court, Ormskirk
 Total Approx. Floor Area 665 Sq.ft. (61.83 Sq.M.)

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

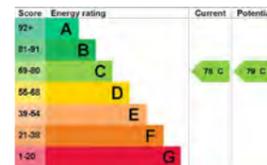


Approx. Floor Area 666 Sq.Ft (61.83 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from January 2005
 Years Remaining on Lease: 980 Years
 Ground Rent: £100 p.a.
 Service Charge Payable: £1319 p.a.
 Council Tax Band: C
 Details Prepared: 24/04/2024

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.



Located in a pleasant spot on this most sought after development is this fashionable two bed ground floor apartment. Situated just off Ruff Lane, the property affords generous levels of space at a more than reasonable price, and is just perfect for a professional couple requiring easy access to Ormskirk town centre as well as the various local amenities available. Offering a quality way of life, with a number of highly regarded local primary and secondary schools close at hand along with excellent access to both the motorway network and the railway station - this lovely apartment will be high in demand, so early viewing really is essential to avoid missing out.

The property provides well-proportioned living spaces thoughtfully arranged over one inviting level and extending to over 660 square feet, highlights include, entrance hallway, cloakroom/storage, lounge, kitchen, two bedrooms and a three piece bathroom suite with wall mounted shower. The master bedroom uniquely features double doors opening out on to the rear garden, ideal for outdoor entertaining and evening drinks in the summer months.

Other benefits include gas central heating, double glazing and allocated parking is provided.





KEY FEATURES

Ground Floor Apartment

Two Bedrooms

Circa 665 Square Feet

Fitted Kitchen

Allocated Parking

Sought-After Development

Great Location



