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ARNOLD & PHILLIPS
ESTATE AGENTS

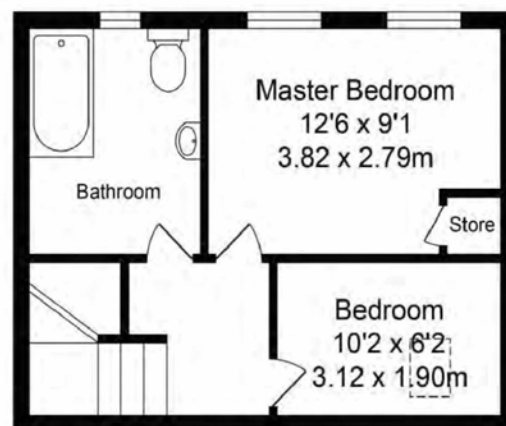
Grammar School Court, Ormskirk

Total Approx. Floor Area 646 Sq.ft. (60.0 Sq.M.)

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



Ground Floor
Approx. Floor Area 323 Sq.Ft (30.0 Sq.M.)

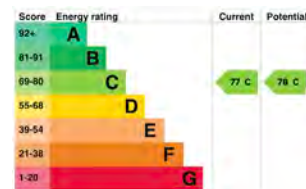


First Floor
Approx. Floor Area 323 Sq.Ft (30.0 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 999 years from 2005
Years Remaining on Lease: 979 years
Ground Rent: £150 per annum
Service Charge: Please contact the office for details
Council Tax Band: C
Details Prepared: 18/03/2025

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.



THE LUXURY PROPERTY SPECIALISTS

Grammar School Court, Ormskirk

A&P

Arnold and Phillips are delighted to present this stunning two-bedroom duplex apartment, located within the sought-after Grade II listed Grammar School Court development off Ruff Lane in Ormskirk, West Lancs. Offering an enviable blend of modern living and historic charm, this property is ideally situated just a short walk from Ormskirk Town Centre and the railway station, making it perfect for both commuters and those who enjoy the convenience of local amenities.

As you approach the development, you'll find a communal allocated car park with a dedicated parking space for the apartment, ensuring ease of access. The well-maintained communal areas add to the overall appeal of the property, offering a welcoming first impression. Upon entering, the spacious entrance hallway provides access to the ground floor and the heart of this charming duplex.

The ground floor of the apartment has been thoughtfully designed with a generously proportioned L-shaped kitchen and living area. The kitchen is modern and functional, featuring a range of wall, base, and tower units, complemented by high-quality integrated appliances and stylish contrasting work-surfaces. Whether you're cooking a quick weekday meal or preparing for a weekend gathering, this kitchen offers plenty of space to accommodate your needs. The kitchen flows seamlessly into the ample dining area, providing the perfect space for family meals or dinner parties. Beyond this, the large living room offers a wonderful space to relax and unwind, with three windows allowing natural light to flood the room, creating a bright and airy atmosphere.

Upstairs, the two bedrooms continue the theme of generous proportions and modern finishes. The master bedroom is particularly spacious, offering a peaceful retreat with room for a king-size bed and additional furnishings. The second bedroom is also a good size, ideal for guests, a home office, or a hobby room. Both rooms are neutrally decorated, allowing you to personalise the space to suit your style.

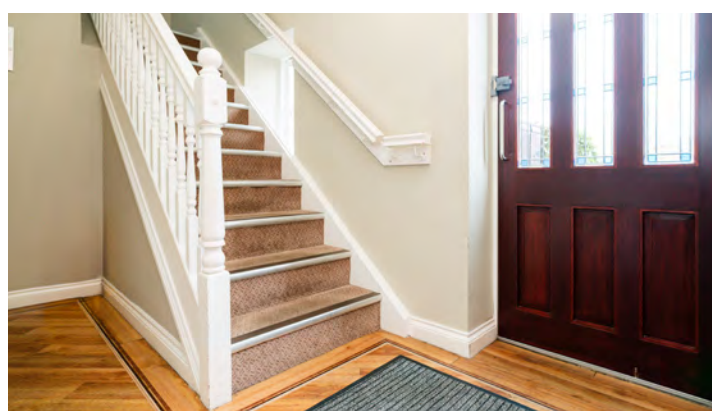
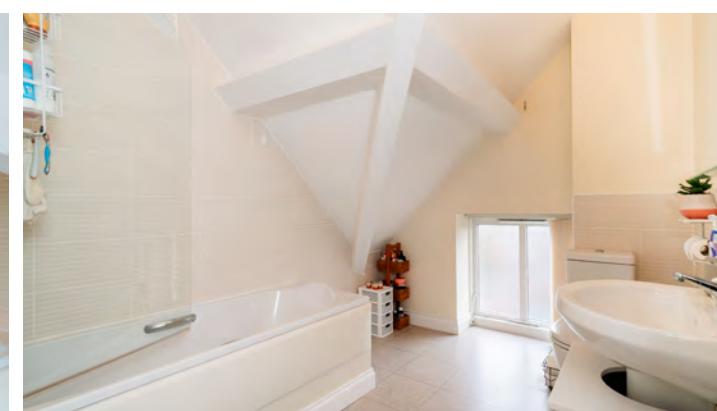
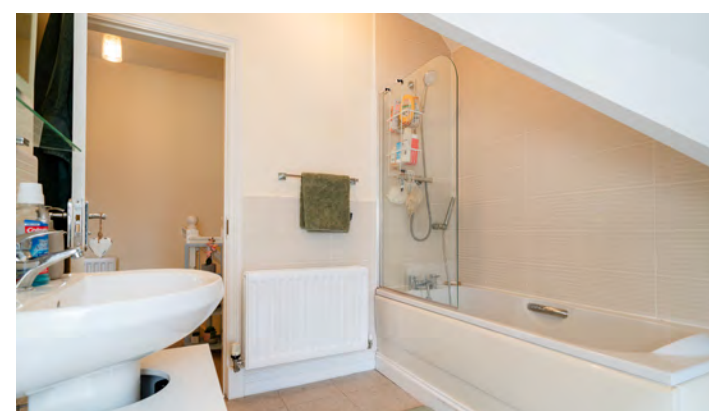
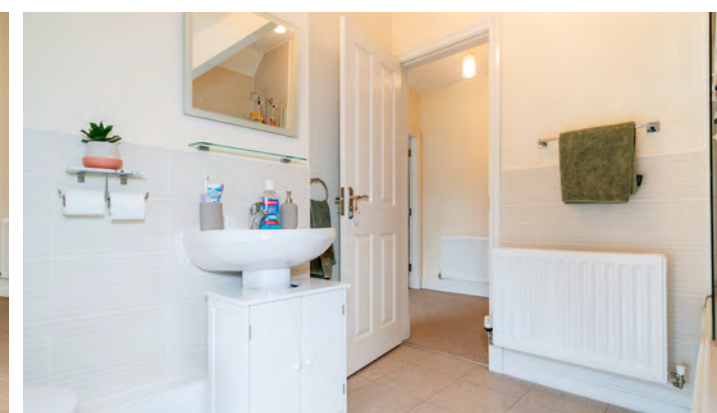
The property is completed with a spacious family bathroom, finished to a high standard with modern tiling. The bathroom includes a bath with an overhead shower, a WC, and a wash hand basin, offering everything you need in one stylish space.

Externally, the property benefits from the surrounding beauty of the well-maintained communal gardens, providing a peaceful setting to enjoy your surroundings. The Grade II listing adds to the character of the development, providing an elegant backdrop that marries contemporary living with historical charm.

This property offers a unique opportunity for a variety of buyers, including first-time buyers, working professionals, and buy-to-let investors. With approximately 1,113 square feet of living space, this duplex apartment is both spacious and modern, making it an ideal home for those seeking a stylish, low-maintenance property. Double glazing along with a new gas boiler fitted in January 2024 ensure that the apartment remains comfortable throughout the year.

The location is another key feature of this property. Ormskirk Town Centre is just a short walk away, offering a wide range of shops, cafes, restaurants, and local amenities. For those who commute, Ormskirk's railway station provides direct links to Liverpool, making this a highly convenient spot for those working in the city. In addition, the surrounding area is known for its excellent schools and nearby green spaces, making this property well-suited for a range of lifestyles.

Internal inspection is highly recommended to fully appreciate the quality and character this property has to offer. Whether you're looking for a contemporary home in a historic setting or a well-positioned investment opportunity, this apartment is sure to impress.





KEY FEATURES

Stunning Duplex Apartment

Two Bedrooms

No Chain

Circa 646 Square Feet

Thoughtfully Designed Kitchen & Living Area

Well-Maintained Communal Gardens

Grade II Listed

Allocated Parking

Great Location



