



BRIGHOUSE  
WOLFF

5 Grammar School Court, Ormskirk, Lancashire L39 4PY  
**REDUCED £340,000**



A stunning 3 bedroom Duplex apartment which is set in the much sought after Ormskirk Grammar School development upon prestigious Ruff Lane.

This duplex apartment is one of the largest within the development and enjoys one of the town's most prestigious addresses, whilst being ideally situated for the Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars. Ormskirk is a Historic Market Town set within West Lancashire and is situated approximately half way between Liverpool and Preston. It is served by rail and bus stations which provide excellent transport links. The seaside resort of Southport is located approximately seven miles to the west.

Edge Hill University, Coronation Park & Ormskirk Hospital are all set within walking distance, whilst excellent road links are provided by the nearby M58 & A59.

The accommodation which is well presented throughout briefly comprises: Communal entrance hallway with security intercom access, Entrance hallway, large open living space combining lounge, dining room & high specification kitchen, ground floor shower room & bedroom with dressing room. To the first floor is a large and light Mezzanine gallery/studio office, two further bedrooms - the master having en-suite shower room - & modern bathroom suite, whilst to the exterior of the property are very well maintained communal garden areas and private residents parking.

Early Viewing Is Essential to avoid the disappointment of missing this superb property!

### ACCOMMODATION

#### COMMUNAL HALLWAY

A Security intercom access system provides secure access into a large communal hallway which in turn provides access into all individual apartments.

#### GROUND FLOOR

#### APARTMENT 5

#### ENTRANCE HALLWAY

Provides access into all accommodation. Timber front door, ceiling light points, stairs lead to the first floor accommodation.

#### OPEN PLAN LOUNGE & DINING

25'5" x 12'10" & 9'5" x 8'9" (7.75 x 3.93 & 2.89 x 2.68)

The main living areas are open plan in configuration with very large feature windows providing a light and welcoming main reception area, various contemporary ceiling light points, tv points, radiator panels, smaller open plan area providing space for dining, open plan into the kitchen area, galleried Mezzanine balcony above.

#### MODERN FITTED KITCHEN

16'8" x 6'2" (5.09 x 1.90)

Set to one side of the main living accommodation and fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, flooring and splash backs. Built in appliances include but are not limited to 5 ring gas hob, oversized oven & stainless steel extractor chimney, sink and drainer unit, recessed spotlighting.

#### INNER HALLWAY

Provides access to ground floor bedroom and bathrooms.

#### GROUND FLOOR BEDROOM

13'8" x 12'10" (4.19 x 3.93)

A large double bedroom with window, radiator panel & ceiling lighting.

#### EN-SUITE SHOWER ROOM

11'5" max x 6'2" (3.49 max x 1.90)

Fitted with a modern 3 piece suite comprising; shower cubicle with over head mixer shower, low level WC, wash basins, partially tiled walls, recessed spot lighting & extractor fan.

#### DRESSING ROOM

7'4" x 6'2" (2.25 x 1.90)

Situated just off the bedroom with ceiling lighting.

## FIRST FLOOR

### MEZZANINE STUDIO/OFFICE AREA

36'10" x 12'11" max sizes (11.25 x 3.95 max sizes)

Stairs lead to a large Galleried studio/office area overlooking the main lounge, with spindled balustrades, recessed spotlights, Velux style sky light, boiler/storage cupboard, radiator panels and door access to the remaining first floor accommodation.

### BEDROOM 1

19'1" x 11'7" (5.83 x 3.54)

A large double bedroom with window, radiator panel & ceiling lighting/fan.

### EN-SUITE SHOWER ROOM

6'2" x 5'10" (1.90 x 1.80)

Fitted with a modern 3 piece shower suite comprising; shower cubicle with over head mixer shower and shower screens, low level WC, vanity wash basin and unit, tiled walls, ceiling lighting & Velux sky window.

### BEDROOM 3

10'11" x 9'4" (3.35 x 2.87)

A third double room, with window, radiator panel and ceiling lighting

### FAMILY BATHROOM SUITE

7'2" x 6'2" (2.20 x 1.90)

Fitted with a modern white 3 piece suite comprising; panelled bath with over head mixer shower and shower screens, low level WC, vanity wash basin and unit, part tiled walls, ceiling lighting & Velux sky window.

## EXTERIOR

The Old Grammar School is a part of a modern development of executive apartments which provides secure living and houses several blocks of apartment of differing sizes. Apartment number 5 is one of the larger properties within the wider development.

### COMMUNAL GARDENS & PARKING

To the exterior of the development is a dedicated residents car park with spaces marked accordingly. The apartment has it's own dedicated parking spaces..

Numerous well stocked and well kept communal gardens surround the development and provide excellent outdoor communal space along with communal refuge areas, facilities etc.

## MATERIAL INFORMATION

The service charge for 1st October to 30th September 2026 for Flat 5 is £2184.55 (£182.05 per month). This includes communal electricity, gardening, cleaning of the communal areas, window cleaning, buildings insurance, professional fees such as Accountancy, health and safety and repairs to communal issues. The Management Company is Westbridge Facilities Management, 21 Westway, Maghull, L31 2PQ

## TENURE

LEASEHOLD:

DATE: 21 December 2006

TERM: 999 Years from 1 January 2005

Annual Ground Rent £150 per year

## COUNCIL TAX BAND

From West Lancs. Council Website; 2025/26.

Band: E

Charge: £2,861.83

## MOBILE & BROADBAND

Broadband: Superfast: Highest available download speed: 70 Mbps Highest available upload speed: 20 Mbps

Mobile: Good outdoor - Variable in home.

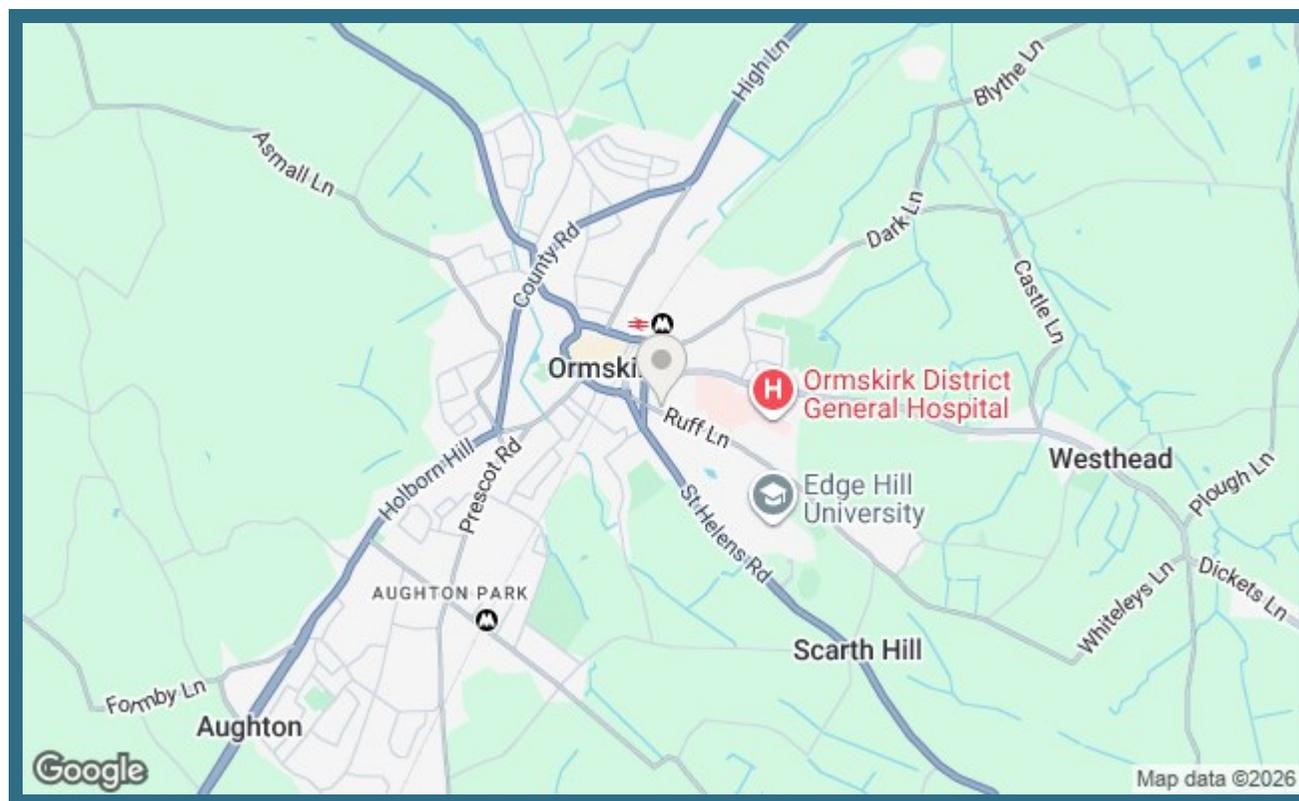
Ofcom Website:

## CONSTRUCTION

A historic Grammar School converted into numerous apartments.

Stone and brick walls with various tiled pitched roofs.

## VIEWING BY APPOINTMENT



### 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.

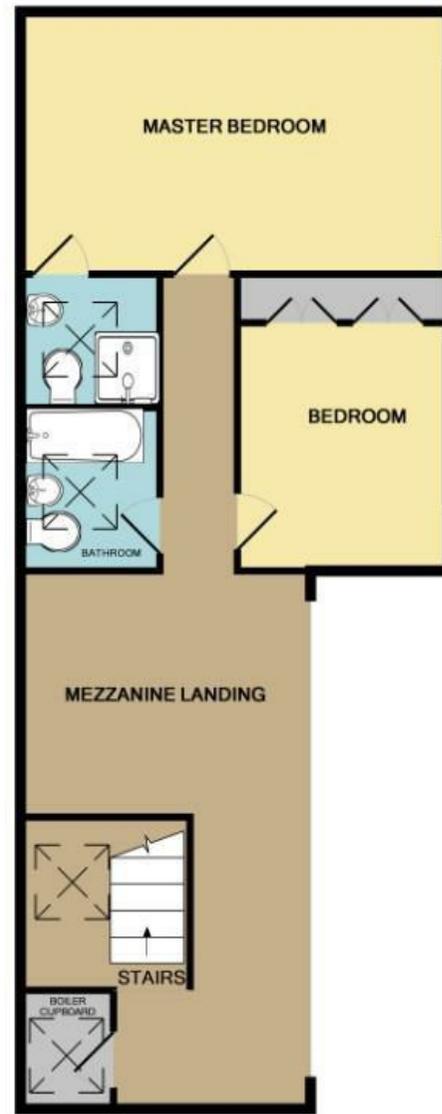
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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



1ST FLOOR

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 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			
(69-80) C		77	78
(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	

