

## Ian Anthony The Estate Agents

## Apartment 6, Grammar School Court, Ruff Lane £192,500









NO CHAIN!

• GROUND FLOOR **APARTMENT** 

TWO BEDROOMS

LARGE WINDOWS

• GREAT LOCATION ON RUFF • SHORT WALK INTO LANE!

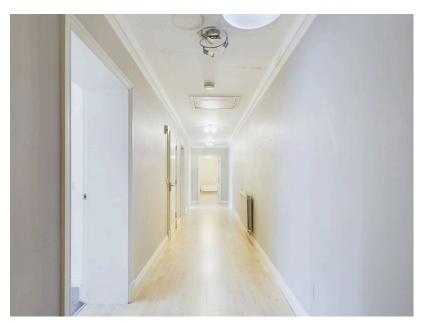
ORMSKIRK TOWN CENTRE

• GREAT NEARBY TRANSPORT • BEAUTIFULLY MAINTANED LINKS

**GROUNDS** 

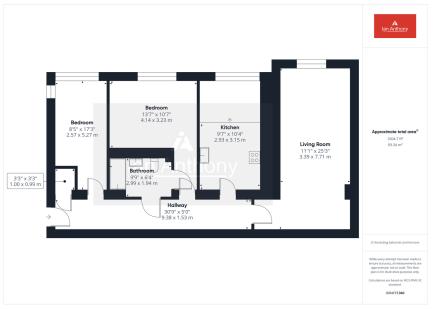








Located in the prestigious Grammar School Court on Ruff Lane, this charming two-bedroom ground floor apartment offers character-filled living in a prime Ormskirk location. Just a short walk from Ormskirk town centre, residents have convenient access to a variety of shops, restaurants, bars, cafes, and the nearby train station with direct links to Liverpool city centre and Preston. Inside, the apartment boasts two spacious bedrooms, a well-appointed bathroom, a bright kitchen/diner, and a large, inviting living space—ideal for relaxation and entertaining. The property exudes character, blending modern comforts with classic appeal, and is surrounded by beautifully maintained communal gardens, providing a peaceful setting to enjoy the outdoors. An allocated parking space is included, adding further convenience. This apartment offers a wonderful opportunity for those seeking stylish and comfortable living in one of Ormskirk's most desirable areas.





	Current	Potentia
Very energy efficient - lower running costs (92 plus)		
(81-91) <b>B</b>		
(69-80)	74	78
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs	_	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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