



## 2 bed apartment to buy in L39

Grammar School Court, Ormskirk,  
Lancashire, L39 4PY

**£145,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Attractive First Floor Apartment
- ✓ Tenanted - due to vacant 1st July
- ✓ Large Open-Plan Lounge Diner
- ✓ Offered With No Onward Chain
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Arnold & Phillips are pleased to present this attractive first-floor two-bedroom apartment, occupying a sought-after position within the highly regarded Grammar School Court development, just off Ruff Lane in Ormskirk, West Lancs.

Offering well-balanced accommodation, attractive communal surroundings and a location that places the town centre within easy reach, this is a home that will appeal to a wide range of buyers. Whether you are purchasing your first property, seeking a conveniently located base for commuting, or looking to downsize into something more manageable without compromising on comfort, this apartment delivers a lifestyle centred around convenience and ease of living.

Grammar School Court has long been popular due to its established setting and proximity to the many amenities that make Ormskirk such a desirable place to live. One of the things that immediately stands out about this apartment is how well it combines practical living space with a low-maintenance lifestyle. Extending to approximately 677 square feet, the accommodation feels well planned throughout, with each room offering genuine usability rather than simply serving a purpose on paper.

Residents benefit from both allocated and visitor parking, an increasingly valuable feature in a town centre location. The development itself is well maintained, creating an excellent first impression for both homeowners and guests. Access is gained through a private entrance, with a staircase leading to the apartment itself. Upon arrival, a spacious central hallway provides a welcoming introduction and serves as the hub of the home, connecting each room in a logical and practical manner. The hallway also contributes to the feeling of space that is evident throughout the property.

The apartment's living accommodation has been designed with everyday comfort in mind. The lounge diner is undoubtedly one of the standout rooms and provides a particularly pleasant space in which to relax, entertain or simply enjoy day-to-day life. The attractive bay window adds character whilst also enhancing the proportions of the room, creating a living area that feels open and inviting. There is ample room for both lounge furniture and a dining table, allowing the space to accommodate a variety of lifestyles. Whether hosting friends for dinner, working from home on occasion or enjoying a quiet evening, the room adapts comfortably to different needs. The décor has been thoughtfully maintained, allowing prospective buyers to move straight in and enjoy the accommodation from day one.

Positioned conveniently adjacent to the living accommodation, the modern fitted kitchen has been designed to maximise both storage and functionality. A range of wall, base and tower units provides excellent cupboard space, while integrated appliances help maintain a clean and contemporary appearance. Contrasting work surfaces introduce visual interest and practicality in equal measure, ensuring there is plenty of preparation space for cooking whilst maintaining an uncluttered feel. It is a kitchen that works well for everyday use whilst remaining smart enough to complement the overall presentation of the apartment.

The sleeping accommodation is equally impressive. Both bedrooms are genuine doubles, something that is becoming increasingly difficult to find within modern apartment developments. The generous proportions provide flexibility for a range of buyers, whether the second bedroom is required for guests, home working, hobbies or simply additional storage. Both rooms have been neutrally decorated, creating a blank canvas for future owners to personalise according to their own tastes and requirements. The ability to comfortably accommodate double bedroom furniture in both rooms is a notable advantage and adds to the long-term practicality of the property.

Serving the apartment is a modern family bathroom, finished with tiled surfaces and fitted with a bath incorporating an overhead shower, WC and wash hand basin. The layout has been carefully arranged to make efficient use of the available space, providing a room that is straightforward to maintain whilst remaining stylish and functional.

Outside, residents can enjoy access to the well-tended communal grounds that surround the development. These established outdoor spaces are a genuine asset, providing attractive green surroundings without the responsibility of maintaining a private garden. The mature planting and landscaped areas contribute positively to the overall atmosphere of Grammar School Court, creating an environment that feels settled and cared for. For many buyers, particularly professionals and downsizers, this balance between outdoor enjoyment and minimal maintenance can be particularly appealing.

The location is one of the apartment's strongest selling points. Positioned just off Ruff Lane, the property enjoys excellent access to the many amenities available within Ormskirk town centre. A diverse selection of shops, supermarkets, cafés, restaurants and leisure facilities are all within convenient reach, allowing many day-to-day errands and social activities to be enjoyed without extensive travel. The nearby rail station further enhances the property's appeal, providing excellent transport links for commuters travelling across the region. This accessibility is often one of the key reasons buyers are drawn to Grammar School Court, as it offers the convenience of town centre living whilst retaining a quieter residential setting.

As a buyer, there are several features that stand out here. The fact that both bedrooms are genuine doubles provides flexibility rarely found in similar apartments. The bay-fronted lounge diner offers a comfortable and adaptable living environment, while the private entrance and spacious hallway contribute to a greater sense of independence than many apartment properties can provide. Combined with allocated parking, attractive communal surroundings and a highly desirable Ormskirk location, this apartment represents an excellent opportunity within a consistently popular development.

Beautifully presented, well positioned and ready to enjoy, this impressive apartment offers comfortable modern living in one of Ormskirk's most established residential settings. Early internal inspection is highly recommended to fully appreciate both the accommodation on offer and the lifestyle benefits that accompany this superb Grammar School Court address.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,368.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: Permit Parking

Year built: 2006

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Grammar School Court, Ormskirk, Lancashire, L39 4PY

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