



Clifden Court, Formby,
L37 3QE

Offers Over £280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This spacious and stylish first-floor apartment forms part of the ever-popular Clifden Court development, just moments from Formby village.

Accessed via its own private front door at ground level, the apartment offers over 1,000 sq ft of well-planned living space. The layout includes three generous bedrooms, two modern bathrooms (including the en-suite), and a large/dining room that opens onto a west-facing balcony — ideal for soaking up the afternoon sun.

The kitchen features granite worktops, Neff appliances, and excellent storage, with leafy views from the dual-aspect windows.

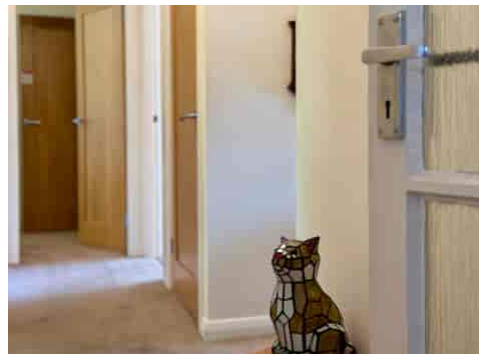
Set among mature trees and landscaped grounds, Clifden Court enjoys a peaceful setting with a strong sense of community, benefiting from resident and visitor parking, an allocated garage, and attractive shared gardens — all just a short walk from the village shops, train station and pinewoods.

This is a well-balanced and comfortable home, combining the feel of a traditional layout with the practicality of low-maintenance living.

Offered with no onward chain and on a long leasehold basis, it's an ideal option for downsizers, professionals or anyone looking for space, light and convenience in equal measure.

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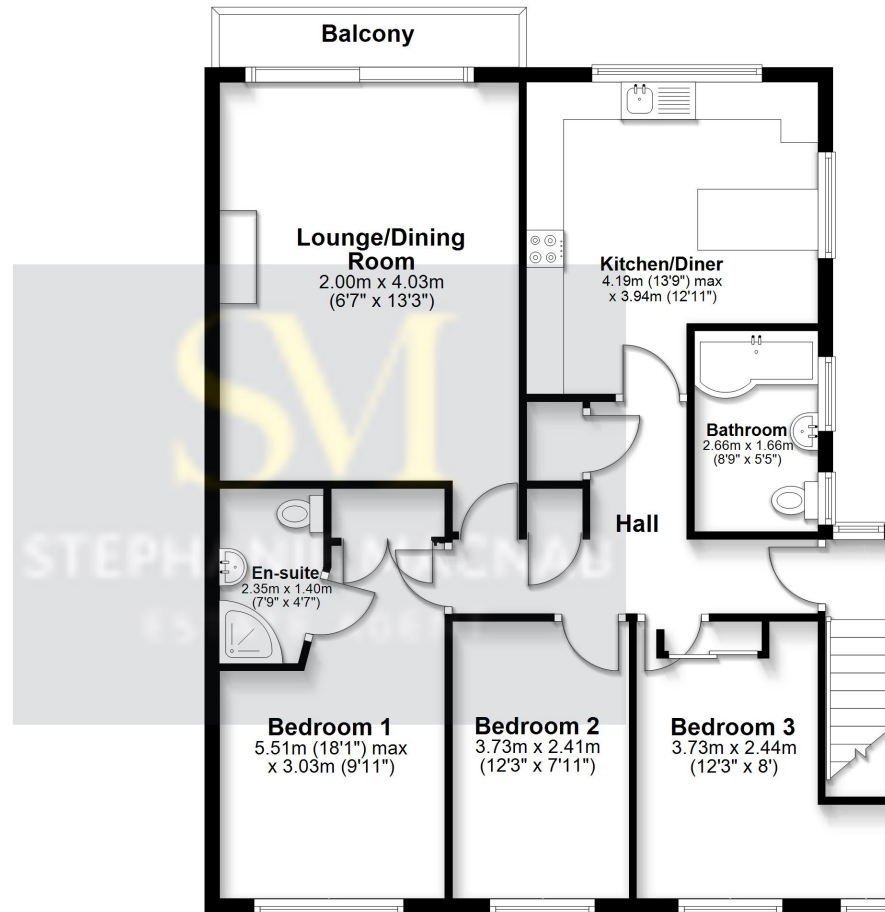






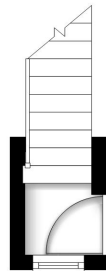
First Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)



Ground Floor

Approx. 1.2 sq. metres (13.4 sq. feet)



Total area: approx. 94.4 sq. metres (1015.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.