



Georgian Place,  
Andrews Lane, Formby,  
L37 2EN

**OFFERS OVER  
£280,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

## Spacious GROUND FLOOR APARTMENT with WEST-FACING PATIO in landscaped grounds

Set within an attractive, well-maintained development of just eight apartments, this spacious two-bedroom ground floor home offers a rare combination of size, setting and convenience — all within walking distance of both the train station and village amenities.

The apartment opens into a generous central HALLWAY with useful built-in storage. The large LOUNGE/DINER is bathed in natural light and features sliding doors leading directly onto a private west-facing PATIO, which overlooks beautiful COMMUNAL GARDENS and mature cherry blossom trees — the perfect spot to relax outdoors.

The separate BREAKFAST KITCHEN is well-equipped with integrated appliances, generous worktop space, and leafy outlooks.

There are TWO BEDROOMS, and the main bedroom enjoys an EN-SUITE SHOWER ROOM. A separate BATHROOM with bath and WC completes the layout.

The apartment also benefits from a GARAGE.

Offered with NO ONWARD CHAIN, the property is ideal for those seeking low-maintenance living in a peaceful yet connected location.

Service charge: £250.00 per quarter

Buildings insurance: £308.00 per annum

Early viewing is recommended.

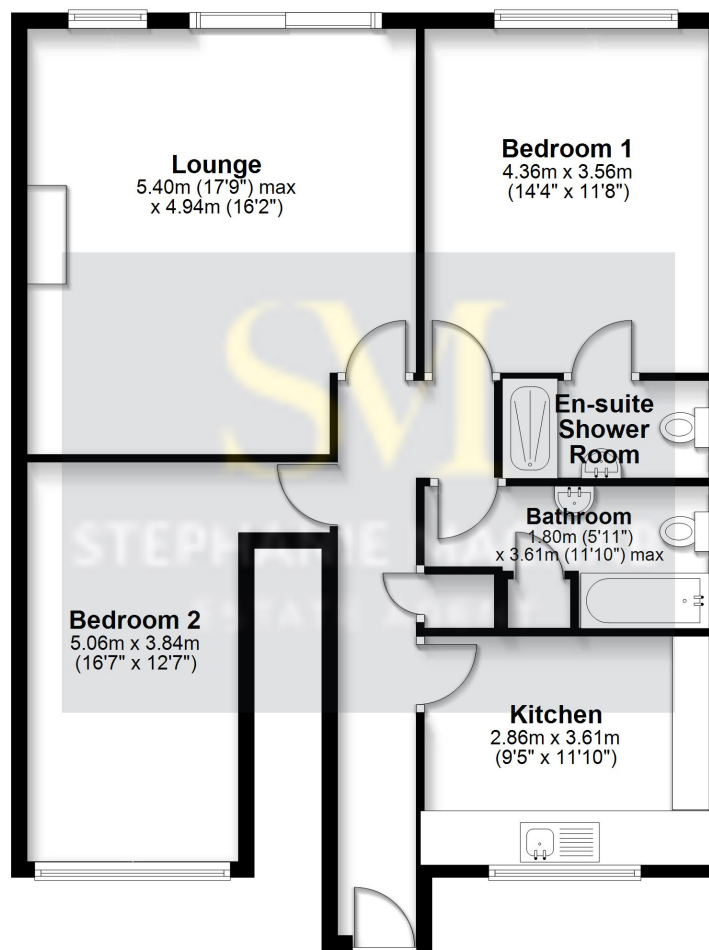






## Ground Floor

Approx. 87.1 sq. metres (938.1 sq. feet)



Total area: approx. 87.1 sq. metres (938.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



