



Page Court, Formby,
L37 3PY

£190,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Positioned at the end of a quiet cul-de-sac within a regarded village development, this GROUND FLOOR APARTMENT occupies a convenient and accessible setting within Page Court. The location remains a key attraction, offering a SOUGHT-AFTER VILLAGE POSITION with easy access to local amenities, transport links and the surrounding area. The apartment is notably BRIGHT THROUGHOUT, with well-positioned windows allowing natural light to flow easily into the principal rooms.

The accommodation is arranged on a single level and is well-suited to low-maintenance living. The LOUNGE is positioned to the front of the apartment and enjoys a pleasant outlook towards Halsall Lane. It is a comfortable room designed for everyday use, with ample seating space. To the rear, the fitted KITCHEN is arranged in a practical layout with good storage and worktop provision, serving the main living accommodation efficiently.

There are TWO BEDROOMS, both of which are well proportioned and adaptable, offering flexibility for guests, home working or hobbies. The SHOWER ROOM is finished in a neutral style and incorporates a walk-in shower enclosure, providing a clean and functional space.

Externally, the development benefits from WELL-MAINTAINED COMMUNAL GARDENS, offering attractive shared outdoor areas, while the apartment also includes a PRIVATE GARAGE, providing secure parking or valuable additional storage. Page Court is located just off Halsall Lane and remains a popular choice for buyers seeking a peaceful, community-oriented setting within a well-established village location.

NO ONWARD CHAIN

Leasehold – 998 years from 12/07/1974

Freeholder – Page Court Limited

Ground Rent £0

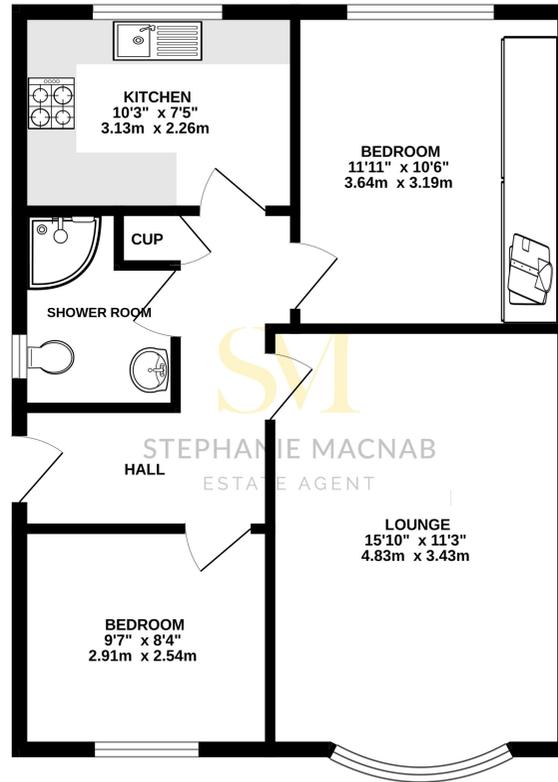
Service Charge - £250.00 per quarter

Managing Agent – Andrew Louis, Liverpool





GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA - 583 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	