



St Johns Court, Byron Close,  
Formby, L37 3QL

**OFFERS OVER**  
**£280,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Discover the potential of this generously-sized FIRST-FLOOR APARTMENT, offering approximately 1,200 sq ft of living space and situated just a SHORT WALK from the VILLAGE—an ideal location.

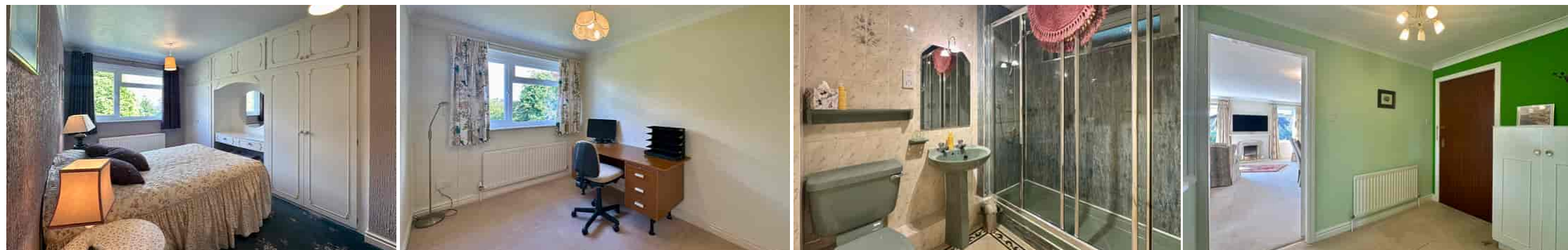
This SPACIOUS PROPERTY features a large LOUNGE/DINING ROOM that opens onto a WEST-FACING BALCONY, perfect for enjoying the afternoon sun. The KITCHEN is well-proportioned and is complemented by a separate UTILITY ROOM. The flat includes THREE BEDROOMS and a SHOWER ROOM. The main bedroom boasts two windows that provide lovely views of the gardens and a large EN-SUITE BATHROOM.

Outside, the property benefits from well-maintained communal GARDENS, OFF-ROAD PARKING, and a GARAGE with an electric door.

Additional details:

- Service charge: £120.00 pcm
- Ground rent: £12.50 pa
- Buildings insurance: £250 pa (2024/25) increasing by 5% each year
- Residents' association

Offered with NO ONWARD CHAIN, this flat presents an excellent opportunity to upgrade and create your ideal home.

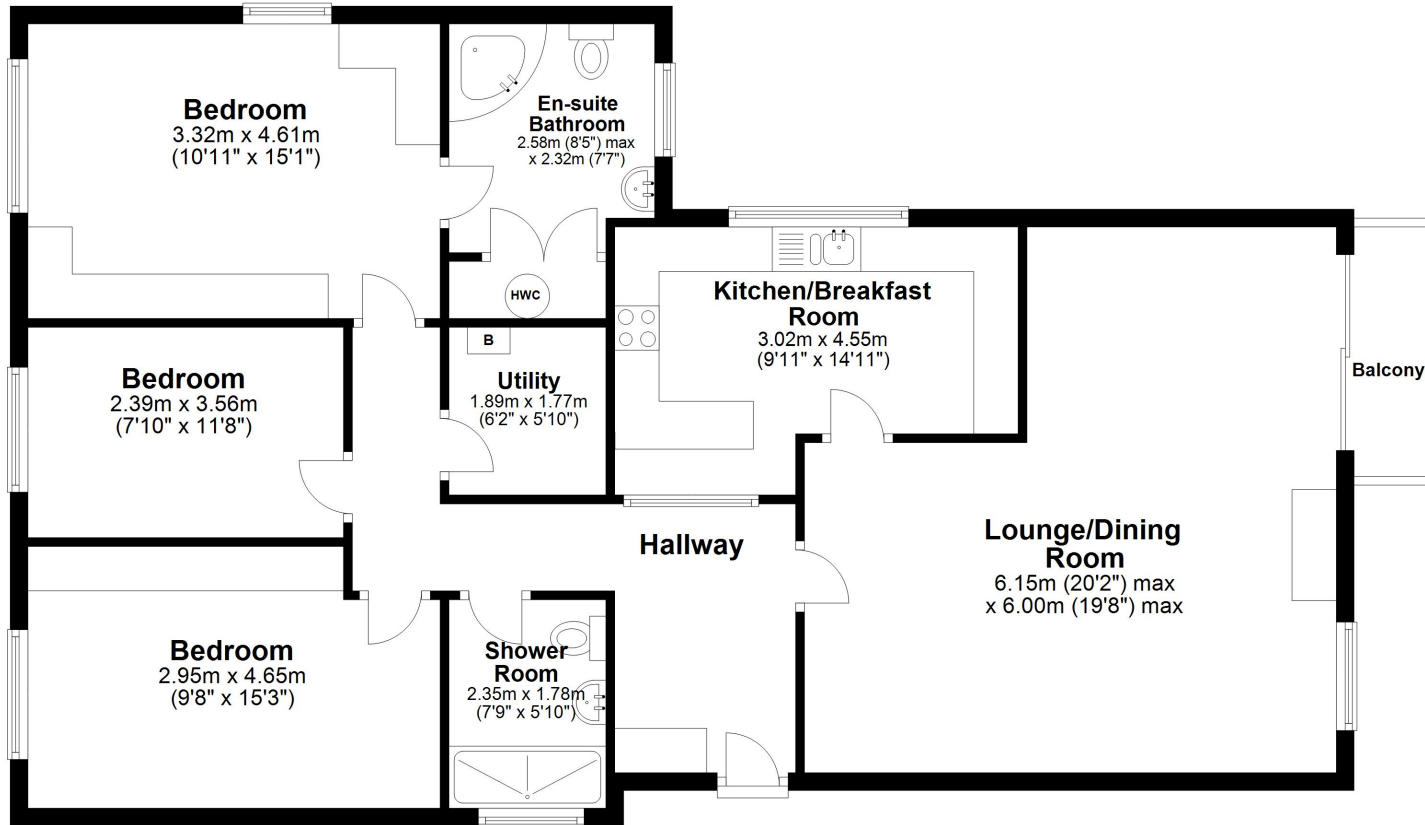






## Ground Floor

Approx. 109.6 sq. metres (1179.9 sq. feet)



Total area: approx. 109.6 sq. metres (1179.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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>			
		69	75
England, Scotland & Wales		EU Directive 2002/91/EC	



