



2 Georgian Place, Andrews Lane, Formby. L37 2EN

Offers Over £275,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Welcome to Georgian Place which is a small select development of just eight apartments and ideally located for all local amenities.

This first floor apartment offers immaculately presented and spacious accommodation which includes a lounge with dining area and WESTERLY facing balcony overlooking the stunning communal gardens, further features include an attractive breakfast kitchen, TWO bedrooms, EN-SUITE shower room and additional bathroom. This particular apartment also has the benefit of TWO single garages en-bloc which is a rare find.

Situated in this prime location which is a stones throw away from Formby railway station and Formby Village with its vast variety of restaurants, coffee bars and independent shops.

Offered with NO ONWARD CHAIN - EARLY VIEWING ADVISED.

FEATURES

- FIRST FLOOR APARTMENT IN SMALL SELECT DEVELOPMENT
- CLOSE TO FORMBY RAILWAY STATION
- SPACIOUS LOUNGE/DINING ROOM WITH WESTERLY FACING BALCONY
- ATTRACTIVE BREAKFAST KITCHEN
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- TWO SINGLE GARAGES EN BLOC & PARKING
- IMMACULATE COMMUNAL GARDENS
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Private Entrance

Composite double glazed door; stairs to first floor.

Hall

Cloaks cupboard.

Lounge with Dining Area and Westerly Facing Balcony

16' 5" x 17' 7" (5.00m x 5.36m) (maximum dimensions) U.P.V.C. framed double glazed sliding patio door with matching side panel leading to westerly facing balcony; U.P.V.C. framed double glazed window; feature limestone fireplace surround with matching interior and hearth and fitted with electric fire.

Attractive Breakfast Kitchen

15' 10" x 9' 5" (4.83m x 2.87m) Range of cream shaker style base, wall and drawer units; carousel unit; one and a half bowl single drainer ceramic sink unit with mixer tap; Bosch electric oven and grill in housing unit; ceramic hob with extractor canopy over; integrated refrigerator/freezer; plumbing and space for slim line dishwasher; plumbing for automatic washing machine; cupboard housing Worcester wall mounted gas heating boiler; built in larder cupboard with shelving; part tiled walls; two U.P.V.C. framed double glazed windows to front.

Bedroom No. 1

11' 7" into wardrobe x 14' 3" (3.53m x 4.34m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall fitted with hanging rails, shelving, drawer units and overhead cupboards.

En-Suite Shower Room

8' 4" into shower x 3' 10" (2.54m x 1.17m) Suite comprising large tiled shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; part tiled walls; shaver point; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 2

9' 0" x 16' 7" (2.74m x 5.05m) U.P.V.C. framed double glazed window to front.

Bathroom

11' 8" x 6' 2" into linen cupboard (3.56m x 1.88m) Suite comprising panelled bath with mains shower over; folding shower screen; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; large linen cupboard with shelving; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Two Single Garages En-Bloc

Two metal up and over doors.

Communal Clothes Drying Area to Rear of Garages

Immaculate Communal Gardens

Well manicured westerly facing communal gardens which are laid to lawns with established small trees, flowerings shrubs and bushes. There is an outside tap with hose attached.

Service Charge

There is a service charge payable - details available upon request.

PLEASE NOTE

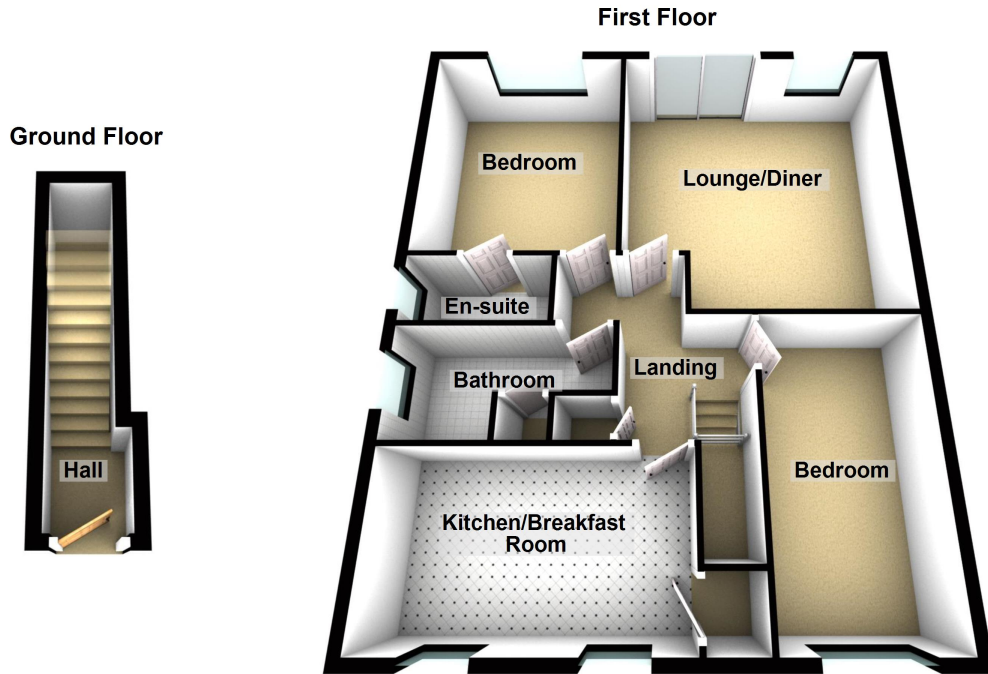
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

