



Ranslett Court, Formby,
L37 8BQ

**OFFERS OVER
£200,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

SIMPLIFY LIFE – MOVE STRAIGHT IN

If you're looking for a simpler way of living and want a FULLY RENOVATED property you can move straight into with no fuss, this could be the one for you.

This well-presented GROUND FLOOR APARTMENT is located within a beautifully maintained development just a short walk from Waitrose and the heart of Formby Village. Offered with NO ONWARD CHAIN, the property also benefits from its OWN PRIVATE FRONT DOOR, and a GARAGE to the rear.

The accommodation includes an ENTRANCE PORCH leading into a bright LOUNGE with pleasant outlook and sunny aspect, a DINING HALL, and a MODERN KITCHEN fitted with integrated appliances. There are TWO DOUBLE BEDROOMS, a RECENTLY RENOVATED SHOWER ROOM, and useful storage throughout.

- Leasehold – 999 years from 1979
- Share of Freehold via Ranslett Court Ltd
- Service charge: £50 per month
- Council Tax Band C: £2,183.38 per annum (25% discount for single occupancy available)

☐ Call to view: 01704 516 626

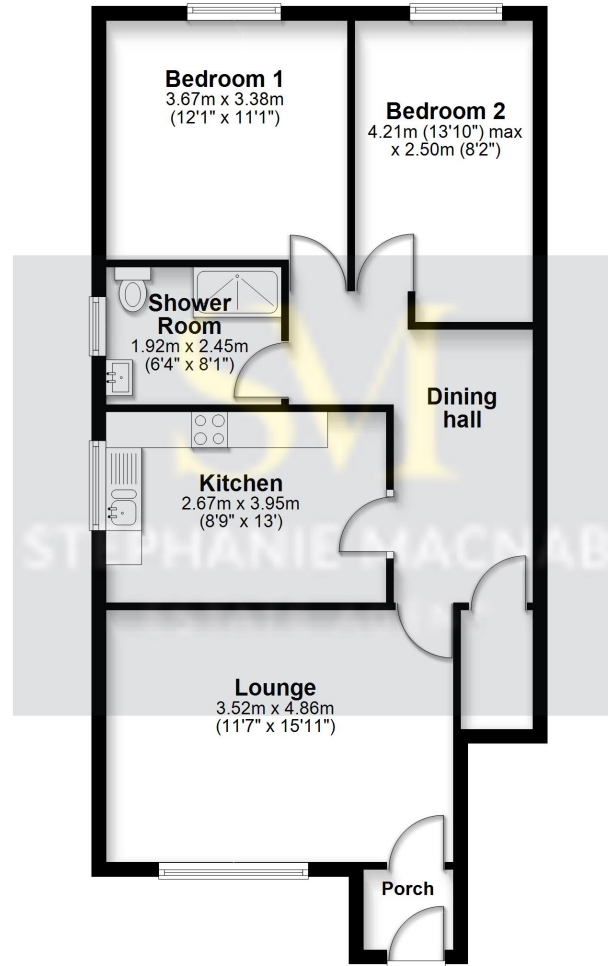
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Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



Total area: approx. 69.8 sq. metres (751.0 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+) A		
(81-91) B		
(69-80) C	76	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		