



Barkfield Mansions,  
6a Wicks Lane,  
Formby, L37 3JE

OFFERS OVER  
£260,000

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

This ELEGANT FIRST FLOOR APARTMENT occupies a prime position on a tree-lined road, within easy walking distance of Formby village, shops, cafés and transport links. Set within an attractive, well-maintained development with strong kerb appeal, the building benefits from RESIDENTS' PARKING, landscaped communal grounds and a LIFT SERVING ALL FLOORS, creating a secure and convenient living environment.

The apartment is accessed via a welcoming entrance hall with a useful STORAGE CUPBOARD, as shown on the floor plan. The accommodation opens into a particularly impressive LOUNGE / DINING ROOM, a generous and beautifully proportioned space with ample room for both seating and dining. FRENCH DOORS lead directly onto a WEST-FACING BALCONY, enjoying a pleasant leafy outlook and afternoon-to-evening sun, an ideal spot for relaxing or entertaining.

The KITCHEN is positioned just off the main living space and is finished in a modern, contemporary style, fitted with INTEGRATED APPLIANCES and ample storage, making it both practical and stylish. The layout flows exceptionally well, clearly separating living and sleeping accommodation while remaining easy to navigate.

There are TWO DOUBLE BEDROOMS, both well-presented and generously sized. The main bedroom enjoys the luxury of a DRESSING ROOM and an EN-SUITE SHOWER ROOM, while a separate, well-appointed BATHROOM serves the remainder of the apartment. Externally, residents benefit from WELL-MAINTAINED COMMUNAL GROUNDS and parking, completing a superb apartment that will appeal to downsizers, professionals and those seeking low-maintenance living in one of Formby's most convenient locations.

Additional Information:

Tenure: Leasehold – 999 years from 20/12/2013

Ground Rent: £0

Service Charge: £270.00 pcm

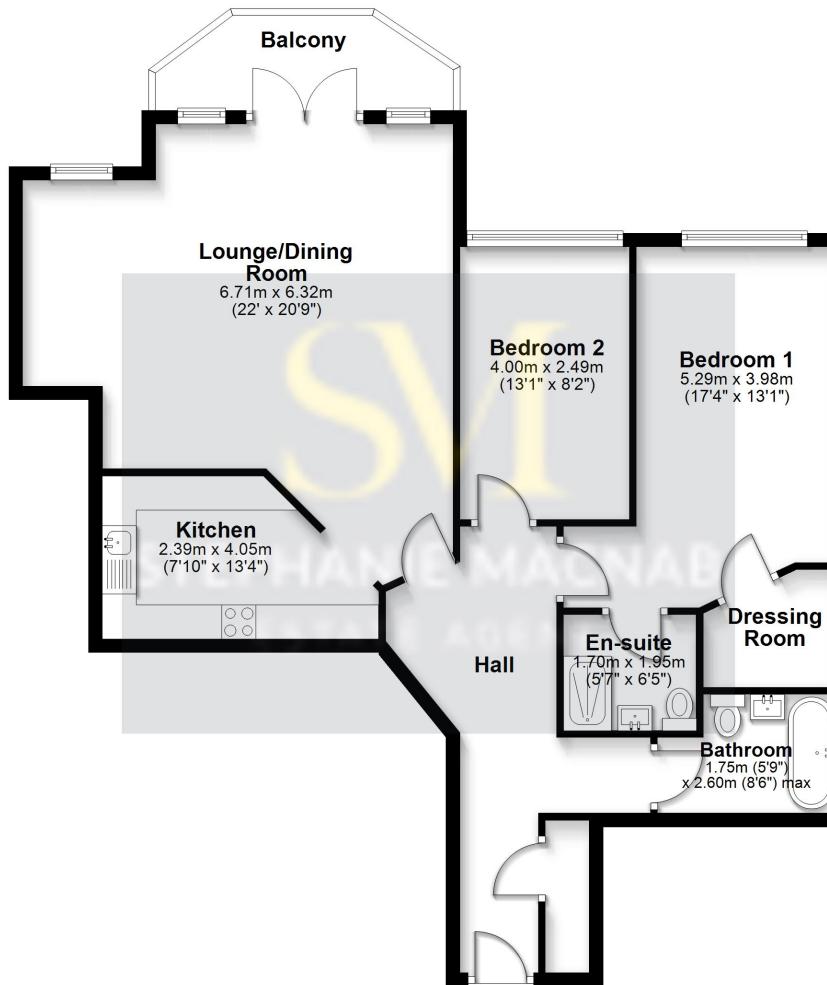
Council Tax: Band D – £2,456.30 per annum





## First Floor Apartment

Approx. 93.2 sq. metres (1003.7 sq. feet)



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

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