



Hayward Court,  
Formby, L37 3QP

£47,500

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

The apartment is located on the GROUND FLOOR and is ready for immediate occupation.

The accommodation comprises - Entrance hall, lounge, kitchen, TWO BEDROOMS and a shower-room.

Points of interest - shared ownership scheme with Riverside Housing on a 70/30 basis for over 55's.

The monthly service charges include central heating, residents' laundry, lounge and kitchen, LIFT maintenance along with the communal grounds and car parking.

There is a bus stop directly outside from which the local Cumfy bus runs around the village, including the train station.

Lease term - 99 years renewed upon completion

Service charge - £221.72 pcm inc heating

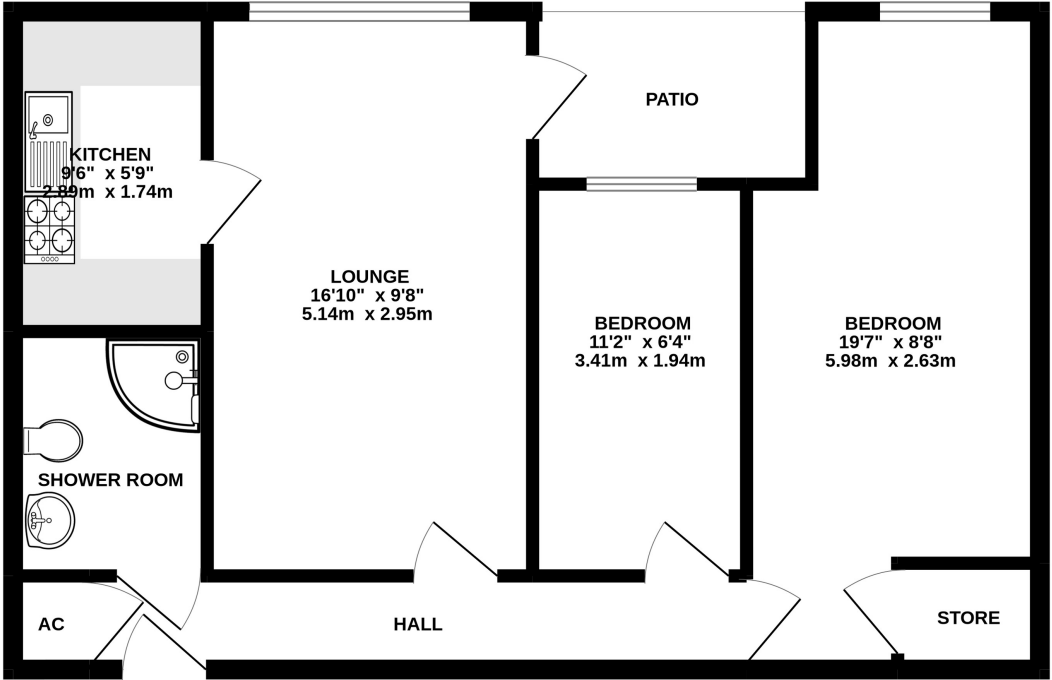
Council tax - £1520 PA (£1140 with 25% sole occupancy discount)

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GROUND FLOOR



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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		