



Hayward Court, Watchyard
Lane, Formby, L37 3QP

£55,000

SM

STEPHANIE MACNAB
ESTATE AGENT

The apartment is situated on the GROUND FLOOR and is available for immediate occupancy. The accommodation includes an entrance hall, lounge, kitchen, TWO BEDROOMS, and a bathroom.

Key Features:

- Shared ownership scheme with Riverside Housing on a 70/30 basis for over 55s.
- Monthly service charges cover central heating, residents' laundry, lounge, kitchen, lift maintenance, as well as communal grounds and car parking.
- A bus stop is conveniently located directly outside, with the local Cumfy bus serving the village and train station.

Additional Details:

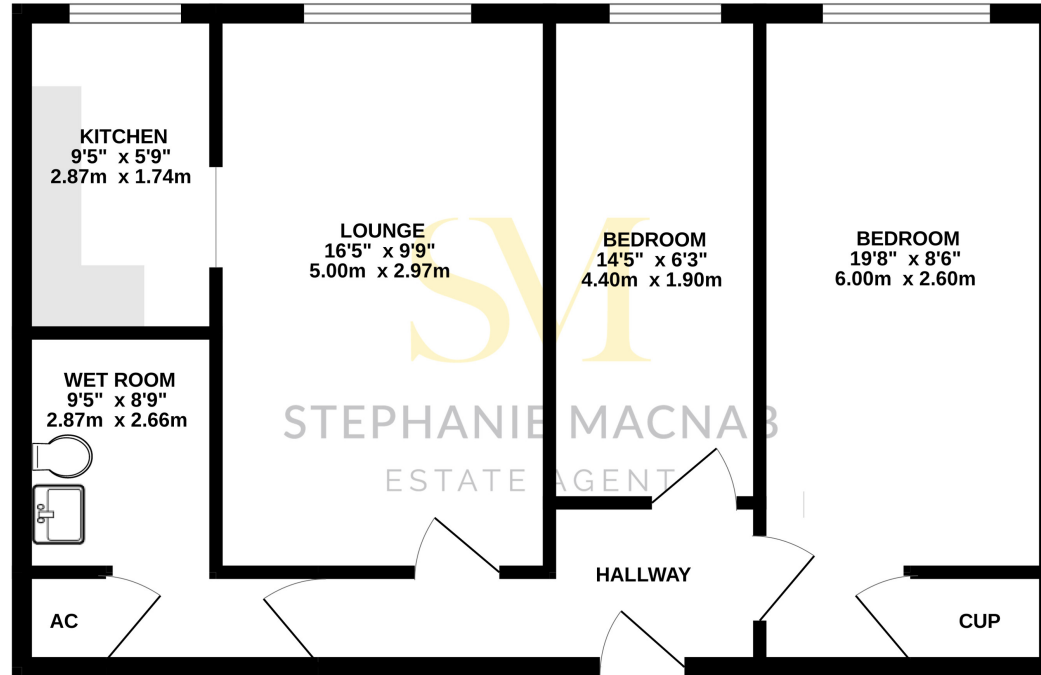
- Lease term: 99 years, renewed upon completion
- Service charge: £265.00 pcm (includes heating and hot water)
- Council tax: £1815 per annum (25% sole occupancy discount may apply, if eligible)

NO ONWARD CHAIN. To arrange a viewing, please call 01704 516 626. Follow us on Facebook and Instagram for updates.





GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

