



Grangewood Close, Sanderling  
Park, Formby, L37 2FE

£205,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

## Immaculately Presented FIRST-FLOOR APARTMENT – No Onward Chain

Offered with NO ONWARD CHAIN, this stylish first-floor apartment is beautifully presented throughout and forms part of a modern Redrow development, completed in 2021. With only one owner from new, the property offers turn-key condition and thoughtful upgrades in both finish and design.

The accommodation comprises an OPEN-PLAN LIVING, KITCHEN and DINING AREA, which has been tastefully enhanced with sleek contemporary touches, including bespoke slatted wood feature walls, luxury flooring, and plantation shutters. The kitchen is fitted with a range of high-gloss units and integrated appliances, providing a seamless, modern finish.

There are TWO WELL-PROPORTIONED BEDROOMS, with the main room benefitting from FITTED MIRROR WARDROBES. The BATHROOM is smartly appointed with a white three-piece suite and over-bath shower.

Externally, the property enjoys ALLOCATED PARKING and is positioned within a well-maintained communal setting.

### Key Features:

- Council Tax Band C – £2,183 p.a.
- Grounds Maintenance – approx. £431 p.a.
- Leasehold – 999 years from [start date TBC]
- Ground Rent – [amount TBC]
- Service Charge – [amount TBC]

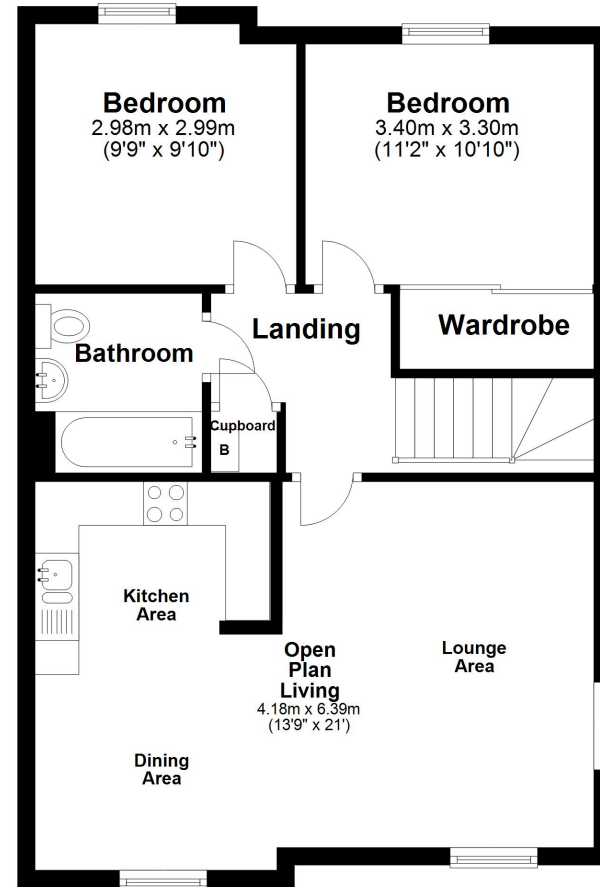






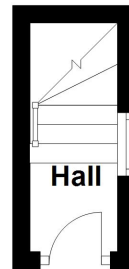
## First Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



## Ground Floor

Approx. 2.5 sq. metres (26.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		



