



Conifer Court, Phillips Lane,  
Formby, L37 4BQ

**OFFERS OVER**  
**£175,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This well-presented first-floor apartment forms part of the ever-popular Conifer Court development, conveniently located within walking distance of Formby Village, local shops, cafés, and transport links. The property offers light, well-planned accommodation with pleasant views over the communal gardens, ideal for those seeking a low-maintenance home in a peaceful, established setting.

The entrance hall leads to a bright and spacious FRONT-FACING LOUNGE WITH BALCONY OVERLOOKING THE COMMUNAL GROUNDS, providing the perfect spot to relax. The KITCHEN IS FITTED WITH CONTEMPORARY UNITS, ample work surfaces, and a WORCESTER COMBINATION BOILER neatly housed within the cabinetry. There's also space for a small breakfast table and chairs.

The apartment offers TWO GOOD-SIZED BEDROOMS, with fitted wardrobes, in the main bedroom, and a SHOWER ROOM WITH WHITE SUITE AND FULLY TILED WALLS. The accommodation feels bright and airy throughout, benefiting from double glazing and gas central heating.

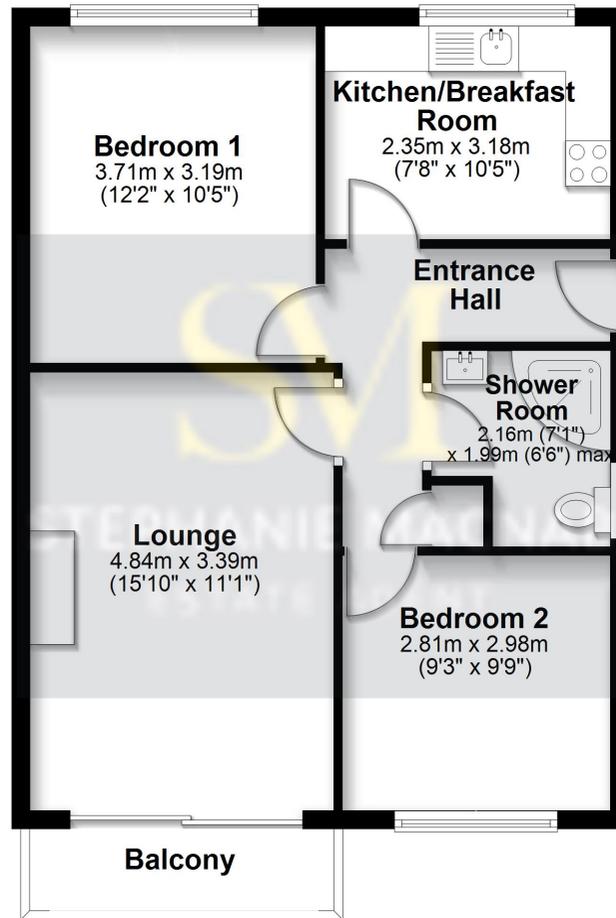
Externally, residents enjoy access to SUNNY COMMUNAL GARDENS, well-maintained throughout the year, along with a PRIVATE GARAGE PROVIDING ADDITIONAL STORAGE OR PARKING. Offered for sale with NO ONWARD CHAIN.





# Top Floor Apartment

Approx. 56.1 sq. metres (603.3 sq. feet)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

