



Page Court, Halsall  
Lane, Formby, L37 3PY

£165,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

Are you looking to buy an APARTMENT within walking distance of the Village? Ideally something SAFE & SECURE on the FIRST FLOOR? Well look no further, we have just the property for you...

This property has been a much-loved home, and the vendor particularly enjoyed the sunny SOUTH-FACING reception rooms.

The accommodation adopts a neutral theme, and the FLOORING throughout has recently been REPLACED.

The FLOORPLAN illustrates the layout, but in brief, the LOUNGE and DINING ROOM enjoy the front-facing aspect. Some neighbours have preferred to use the dining room as a SECOND BEDROOM or HOME OFFICE, depending on requirements. The KITCHEN, SHOWER ROOM and MAIN BEDROOM all follow the same neutral theme.

The communal gardens are well maintained, and there is a single GARAGE.

Leasehold 998 years from 18/10/1974.

Ground rent is £20 pa.

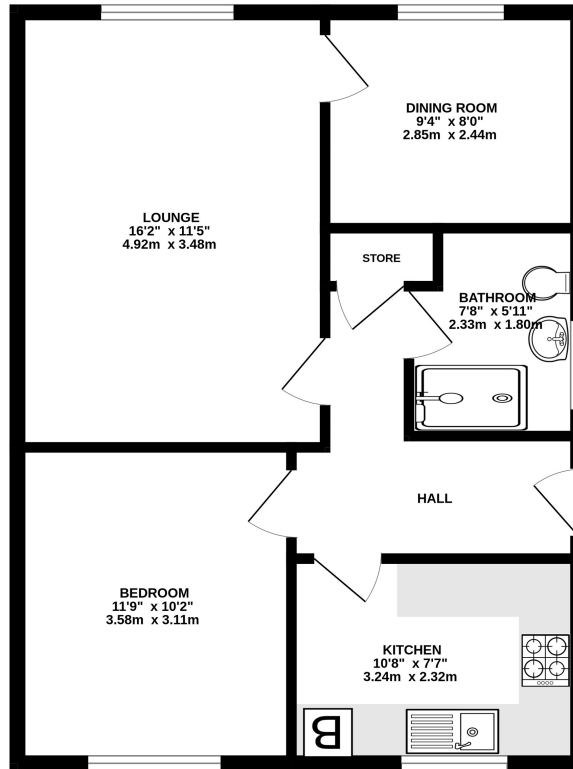
Service charge is £235 per 1/4.

NO ONWARD CHAIN

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FIRST 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	