



Montagu Road,
Formby, L37 1LF

£1,000 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Location, Location, Location...

Nestled in the heart of Freshfield, this apartment offers an enviable lifestyle with superb local amenities. You'll find the train station, independent coffee shops, and a popular bar just a short stroll away. Additionally, the National Trust Nature Reserve and the stunning beach are within walking distance, perfect for leisurely weekends and outdoor activities.

This apartment is located in the rear block on the GROUND FLOOR, providing a peaceful retreat from the hustle and bustle. The UNFURNISHED accommodation is meticulously maintained, clean, and filled with natural light, making it ready for immediate occupancy.

The LOUNGE provides a welcoming space for relaxation and entertaining. The KITCHEN is bright and airy, designed to be both functional and stylish. The apartment features TWO well-proportioned BEDROOMS, offering ample space for comfort and flexibility. The modern BATHROOM is sleek and contemporary, designed with quality fittings.

The property is surrounded by communal grounds, providing a pleasant outdoor space for residents to enjoy. Additionally, there is a GARAGE included, offering secure parking and extra storage space.

The council tax band for this property is C, with an annual cost of £2,183.38 pa

All prospective tenants will be subject to referencing. A deposit equivalent to one month's rent and advanced rent is required.

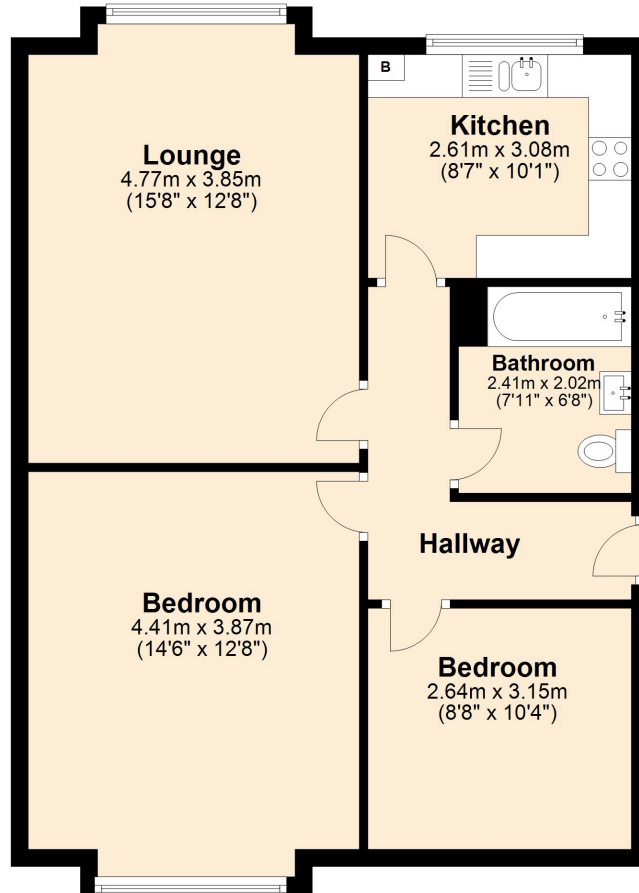
Don't miss out on the opportunity to live in this desirable location with its abundance of amenities and natural beauty. Call now to arrange a viewing.





Ground Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC

