



**Flat 3 Ranslett Court, Church Road, Formby, Liverpool,  
Merseyside. L37 8BQ**

**£185,000 Leasehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Offered with NO ONWARD CHAIN, this spacious ground floor apartment presents an excellent opportunity for those looking to modernise and create a home to their own specification and would appeal to a wide variety of buyers. The property benefits from a generous layout throughout with the advantage of a bright westerly facing lounge. Further features include a spacious kitchen, TWO double bedrooms and a good-sized bathroom.

Externally, the property is set within well-maintained communal gardens and benefits from a garage en-bloc and residents parking.

Situated in a prime location, close to transport links and a stones throw away from Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

## FEATURES

- NO UPWARD CHAIN
- CLOSE TO FORMBY VILLAGE
- WESTERLY FACING LOUNGE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- ATTRACTIVE BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- COMMUNAL GARDENS
- GARAGE EN-BLOC AND PARKING





## ROOM DESCRIPTIONS

### Enclosed Vestibule

#### Lounge

11' 6" x 16' 1" (3.51m x 4.90m) U.P.V.C. framed double glazed window to front,

#### Spacious Inner Hall

13' 9" x 5' 11" (4.19m x 1.80m) Large built in cupboard with double opening doors; understairs storage.

#### Kitchen

8' 10" x 13' 1" (2.69m x 3.99m) Range of base, wall and drawer units single drainer stainless steel sink unit with mixer tap; space for slot in cooker; cooker hood; plumbing for automatic washing machine; space for upright refrigerator/freezer; Baxi wall mounted gas heating boiler; part tiled walls; U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed door to side with obscure glass.

#### Bedroom No. 1

12' 2" x 10' 6" (3.71m x 3.20m) U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 2

14' 2" x 8' 6" (4.32m x 2.59m) (maximum dimensions) U.P.V.C. framed double glazed window to rear; built in wardrobe.

### Bathroom

6' 3" x 7' 6" (1.91m x 2.29m) Suite comprising panelled bath with shower screen and Triton electric shower over; pedestal wash hand basin; low level W.C.; tiled walls; ladder style radiator; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Garage En-Bloc

Metal up and over door.

### Attractive Communal Gardens

#### Council Tax Band - C

#### EPC Rating - D

#### Service Charge

£150.00 per quarter (includes general maintenance)

Ground Rent £25.00 P/A

Lease 998 years from 1st July 1979

### PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*





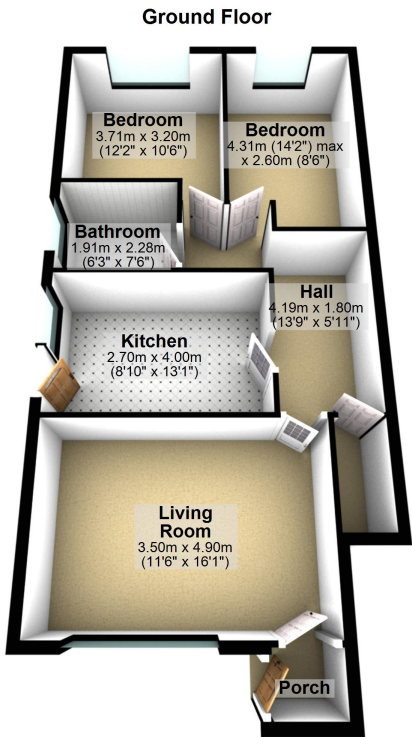








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

3 Ranslett Court, Formby

