



**Flat 1, Rosemary Court, 60 Rosemary Lane, Formby, Liverpool,  
Merseyside. L37 3HB**

**Offers Over £230,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN...Colette Gunter Estate Agents are delighted to present to the market this spacious GROUND FLOOR apartment which occupies a particularly pleasant position within this gated development which is a stones throw away from Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

The property boasts an open plan lounge, kitchen and dining area with French doors providing direct access to the attractive westerly facing patio which has been planted and tended to by the present owner. There are two well appointed bedrooms with primary en-suite and an additional bathroom. The property has been considerably maintained by the present owner and would appeal to a wide variety of buyers. EARLY VIEWING ADVISED.

## FEATURES

- LUXURY GATED DEVELOPEMENT CLOSE TO FORMBY VILLAGE
- GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO WESTERLY FACING PATIO
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE, KITCHEN & DINING AREA
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE & DESIGNATED PARKING SPACE
- ATTRACTIVE COMMUNAL GARDENS



## ROOM DESCRIPTIONS

### Communal Entrance

Entry system and access to communal hall.

### Hallway

### Open Plan Lounge/Kitchen/Dining

17' 0" x 19' 4" (5.18m x 5.89m) maximum dimensions U.P.V.C. framed double glazed window to rear and side; U.P.V.C. framed double glazed double opening French doors providing direct access to the westerly facing patio; feature fireplace surround fitted with pebble effect electric fire; open to attractive dining kitchen fitted with base, wall and drawer units; Blanco ceramic single drainer sink unit with mixer tap; Neff electric oven in housing unit; Neff ceramic hob with cooker hood above; space for microwave; space for upright refrigerator/freezer; cupboard housing Baxi wall mounted gas heating boiler (installed 2020)

### Bedroom No. 1

14' 6" x 12' 9" (4.42m x 3.89m) U.P.V.C. framed double glazed window to front; range of built in furniture to include wardrobes with hanging rails and shelving; drawer units, overbed cupboards and bed side table.

### En-Suite Shower Room

Suite comprising tiled shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom No. 2

10' 3" x 9' 3" (3.12m x 2.82m) U.P.V.C. framed double glazed window to rear.

### Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) Suite comprising panelled bath with mains shower over and shower screen; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; tiled floor; part tiled walls; extractor; toiletries cupboard; fitted mirror; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Garage En-Bloc

Electrically operated up and over door.

### Designated Parking Space

### Attractive Communal Gardens

### PLEASE NOTE

There is a service charge payable of £130.00 per month which covers essential maintenance and communal facilities.

### PLEASE NOTE

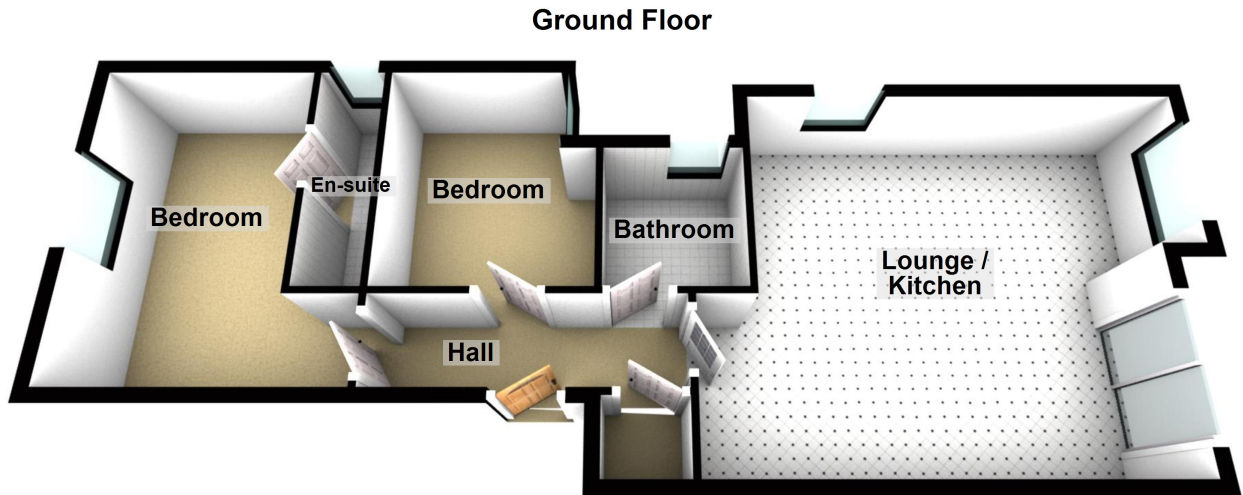
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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.

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>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

