



Oakleigh, 3 Queens  
Croft, Formby, L37 2FS

**Offers Over £190,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Situated within a quiet cul-de-sac setting, this GROUND-FLOOR purpose-built apartment offers a fantastic opportunity for buyers seeking single-level living in a well-regarded development.

The spacious LOUNGE enjoys direct access to the communal gardens via PATIO DOORS, providing a pleasant outlook and easy outdoor connection. The apartment includes TWO BEDROOMS, a fitted KITCHEN with a front aspect, and a BATHROOM with a walk-in bath. While modernisation is required, the apartment presents excellent scope to personalise and update.

There is a GARAGE located in a nearby block, along with residents' PARKING, offering convenience and practicality. VACANT and with NO ONWARD CHAIN, the property is ideal for those seeking a straightforward move.

- Self-managed development of similar purpose-built apartments
- Leasehold: 999 years from 01/01/1995
- Ground Rent: Peppercorn
- Freeholder: Oakleigh Court Management Company Limited
- Service Charge: Payable to the Management Company – amount to be confirmed
- Council Tax Band: C – £2,183.38 per annum (Sefton 2024/25)





## Ground Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 72      | 75        |
| A                                           |         |           |
| (81-91)                                     |         |           |
| B                                           |         |           |
| (69-80)                                     |         |           |
| C                                           |         |           |
| (55-68)                                     |         |           |
| D                                           |         |           |
| (39-54)                                     |         |           |
| E                                           |         |           |
| (21-38)                                     |         |           |
| F                                           |         |           |
| (1-20)                                      |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

