



Clifden Court, Halsall Lane,  
Formby, L37 3QE

£900 pcm

SM

STEPHANIE MACNAB  
ESTATE AGENT

Presenting this lovely APARTMENT available TO LET, promising comfort and convenience for its new tenant.

Located in CLIFDEN COURT, just moments away from the Village with Marks & Spencer nearby, this well-maintained FIRST-FLOOR apartment is being offered UNFURNISHED. The accommodation features an ENTRANCE HALL, a cosy LOUNGE with a front-facing aspect and a BALCONY for a breath of fresh air. The KITCHEN is modern and practical, and there are TWO BEDROOMS along with a MODERN SHOWER ROOM.

Outside, there are well-maintained COMMUNAL GARDENS, and one unallocated PARKING SPACE.

The Council Tax is in Band C, amounting to £1,982 per year. Please be aware that references, advance rent, and a deposit will be required.

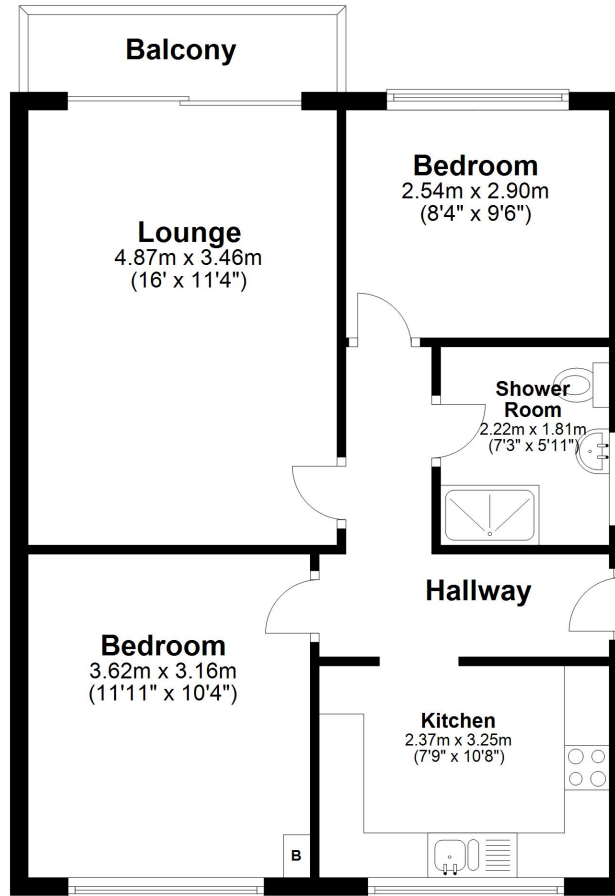
This could be the comfortable and convenient home you've been searching for. Call now to book your viewing 01704 516 626.





# Ground Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 55.6 sq. metres (598.4 sq. feet)

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>	75	75
(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>			
England, Scotland & Wales		EU Directive 2002/91/EC	