



Oakleigh, 3 Queens
Croft, Formby, L37 2FS

£200,000

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.

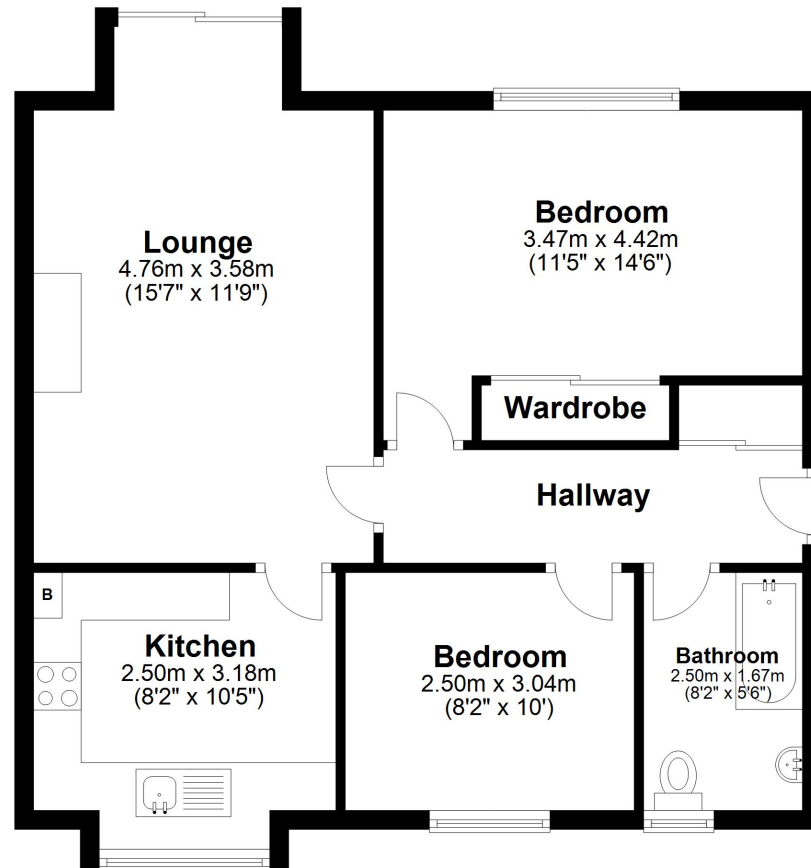
- Self-managed development of similar purpose-built apartments
- Leasehold: 999 years from 01/01/1995
- Ground Rent: Peppercorn
- Freeholder: Oakleigh Court Management Company Limited
- Service Charge: Payable to the Management Company – amount to be confirmed
- Council Tax Band: C – £2,183.38 per annum (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+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		