



Bredon Court, Old Town  
Lane, Formby, L37 3PU

**OFFERS OVER**  
**£210,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Located on OLD TOWN LANE, this GROUND FLOOR APARTMENT offers a practical and well-balanced layout with the added benefit of a PRIVATE FRONT DOOR and SIDE ACCESS via the kitchen, removing the need for shared communal entry. With GENEROUS ROOM SIZES, A GARAGE and NO ONWARD CHAIN, it presents a straightforward and appealing option for a range of buyers.

The accommodation begins with a bright LOUNGE to the front of the property, providing a comfortable main living space. The KITCHEN sits adjacent and is well arranged, with a SIDE DOOR offering direct external access, adding convenience for day-to-day living.

There are TWO DOUBLE BEDROOMS, with the main bedroom featuring FITTED WARDROBES for useful storage. A SPACIOUS SHOWER ROOM completes the internal layout, offering good proportions throughout.

Externally, the property benefits from COMMUNAL GARDENS that are well maintained, along with a GARAGE, providing valuable additional storage or parking.

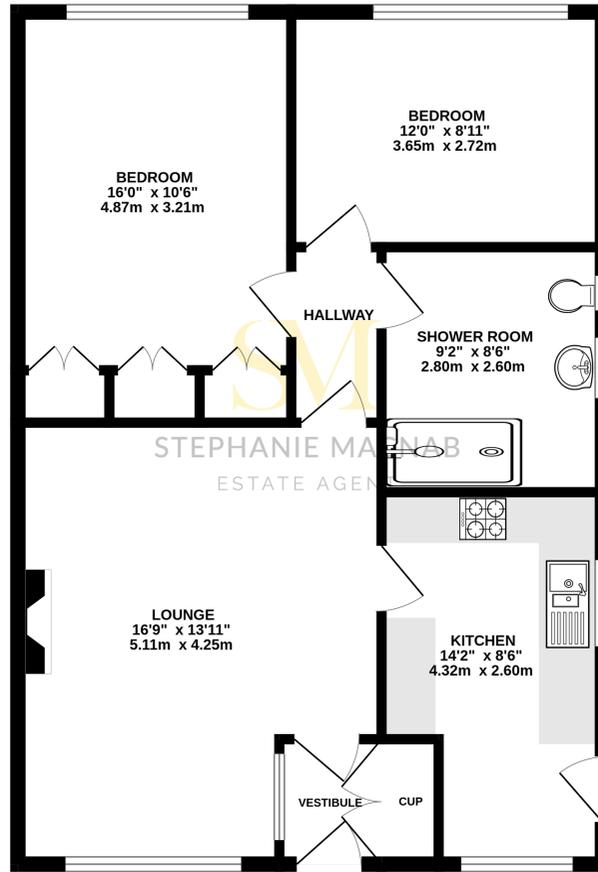
The current owner has carried out a number of improvements including new bedroom windows, a replacement Glow-worm boiler, updated kitchen appliances and a new shower, meaning the property is ready to move into.

- Leasehold: 998 years from 25/12/1972
- Ground rent: £18 per annum
- Service charge: £330 per quarter





GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



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>		
(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		70	74



SM