



Piercefield Court,
Formby, L37 7DQ

£950 pcm

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This smart GROUND FLOOR APARTMENT offers a fresh, modern feel throughout, recently redecorated and re-carpeted to create a bright, welcoming home. Set in a popular and convenient spot, it's ideal for anyone wanting easy access to the village, Formby station and the handy row of shops just across the road.

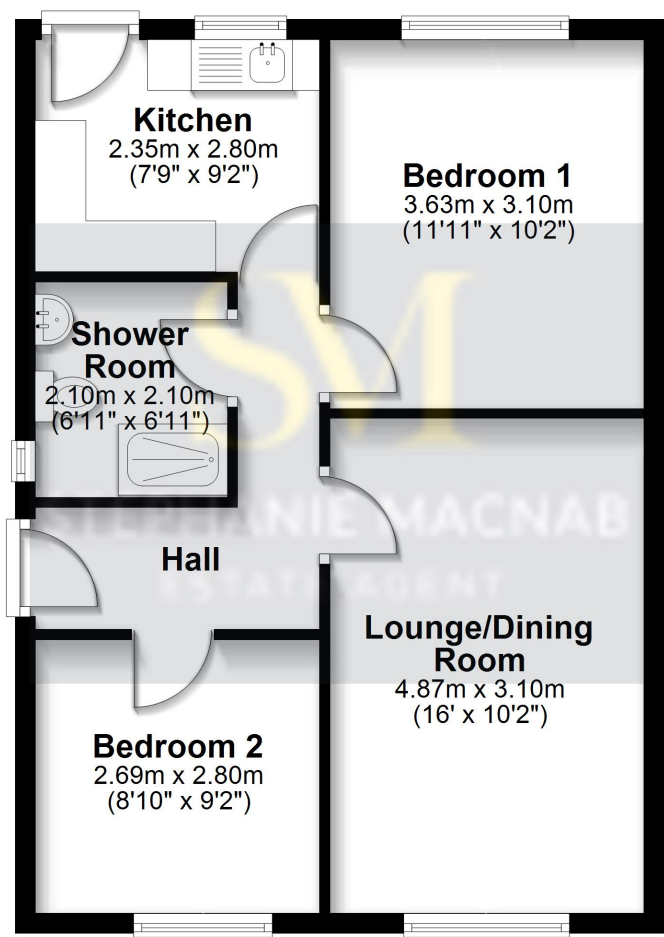
Inside, the layout flows well. The HALLWAY leads into the LOUNGE with a large picture window, flooding the room with natural light. The separate KITCHEN is fitted with MODERN UNITS and INTEGRATED COOKING APPLIANCES, with a door out to the rear garden area. BOTH BEDROOMS are good doubles, each with LARGE BAY OR PICTURE WINDOWS, making them airy and comfortable spaces. The SHOWER ROOM is newly fitted in a contemporary style, featuring a WALK-IN SHOWER and sleek tiling.

Outside, you'll find a well-kept communal garden, and the apartment comes with the added bonuses of ALLOCATED PARKING and a GARAGE, offering great storage or additional parking options.

Presented UNFURNISHED and available now, this is a clean, modern apartment in a great location—easy to live in, easy to get around, and ready for a long-term tenant to settle in.



Ground Floor



This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		