



Granville House,
Formby, L37 3JL

Offers Over £155,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this APARTMENT within this impressive VICTORIAN PROPERTY, tastefully converted into eight apartments. As you arrive, the vehicular entrance welcomes you through SECURE ELECTRIC GATES, providing easy access to your ALLOCATED PARKING SPACE, adding an element of convenience and security to your daily life.

Positioned on the GROUND FLOOR, this apartment offers seamless accessibility, and you'll share the communal entrance with only one other neighbour, fostering a friendly atmosphere.

Inside, you'll discover a SPACIOUS and METICULOUSLY MAINTAINED living space that is sure to capture your heart. The LOUNGE features a large bay window, infusing the room with natural light and creating a charming setting for relaxing and entertaining.

The KITCHEN boasts a practical design and comes fully equipped with all the essentials, making meal preparation effortless and enjoyable.

The BEDROOM is generously sized, allowing you to create a comfortable and personalized sanctuary. Adjacent to the bedroom, you'll find a SPACIOUS BATHROOM, providing ample room for your daily routines.

Stepping outside, you'll be delighted by the well-tended COMMUNAL GARDENS, which set the tone for the development.

In conclusion, a GREAT FLAT in an IMPOSING BUILDING with ATTRACTIVE KERB appeal and a CONVENIENT LOCATION. Also, there is NO ONWARD CHAIN. What more could you want...

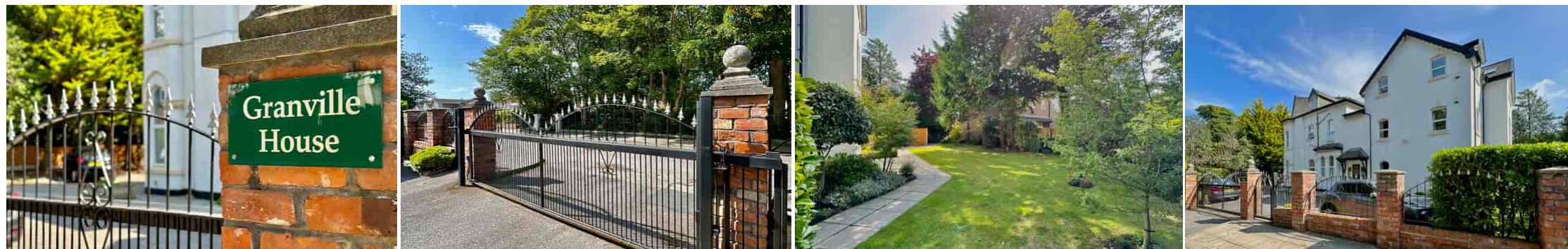
Leasehold details:

- Leasehold: 990 years from 01/07/2008
- Ground rent: £0.00 per annum
- Service charge: £65.00 per month

Council Tax:

- Council Tax band: B
- Annual Council Tax: £1,730

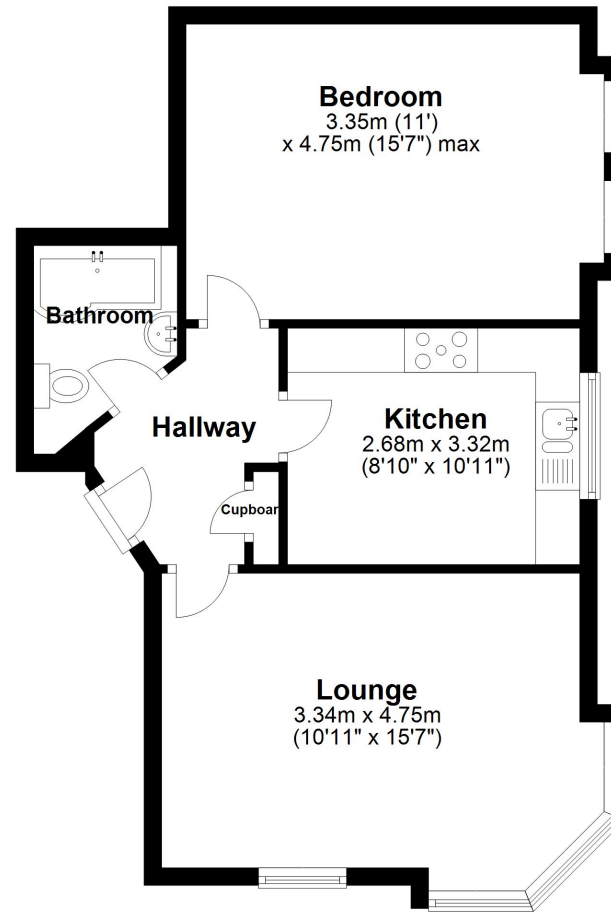
The FREEHOLD of the property is owned by the GRANVILLE HOUSE (FORMBY) MANAGEMENT COMPANY LIMITED.





Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 49.9 sq. metres (537.0 sq. feet)

Plan produced using PlanUp.

