



Liverpool Road,  
Formby, L37 4BS

**OFFERS OVER**  
**£180,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This well-presented TWO-BEDROOM GROUND-FLOOR APARTMENT offers comfortable and convenient living within walking distance of Formby Village. With its OWN PRIVATE ENTRANCE, the property provides a sense of independence, making it an ideal choice for those seeking a home without shared access.

Inside, the accommodation features a bright LOUNGE with a bay window and a fireplace, creating a cosy yet airy feel. A separate DINING AREA leads to a well-fitted KITCHEN, offering ample storage and workspace.

Both bedrooms are well-proportioned, and the MODERN SHOWER ROOM includes a sleek walk-in enclosure.

Externally, the property benefits from a SINGLE GARAGE to the rear, providing parking or additional storage.

The apartment is leasehold with 349 years from 25/03/1974, and the new owner will become a shareholder of Haven Lodge (Formby) Limited, which owns the freehold.

The service charge is £80 per month, covering the annual buildings insurance.

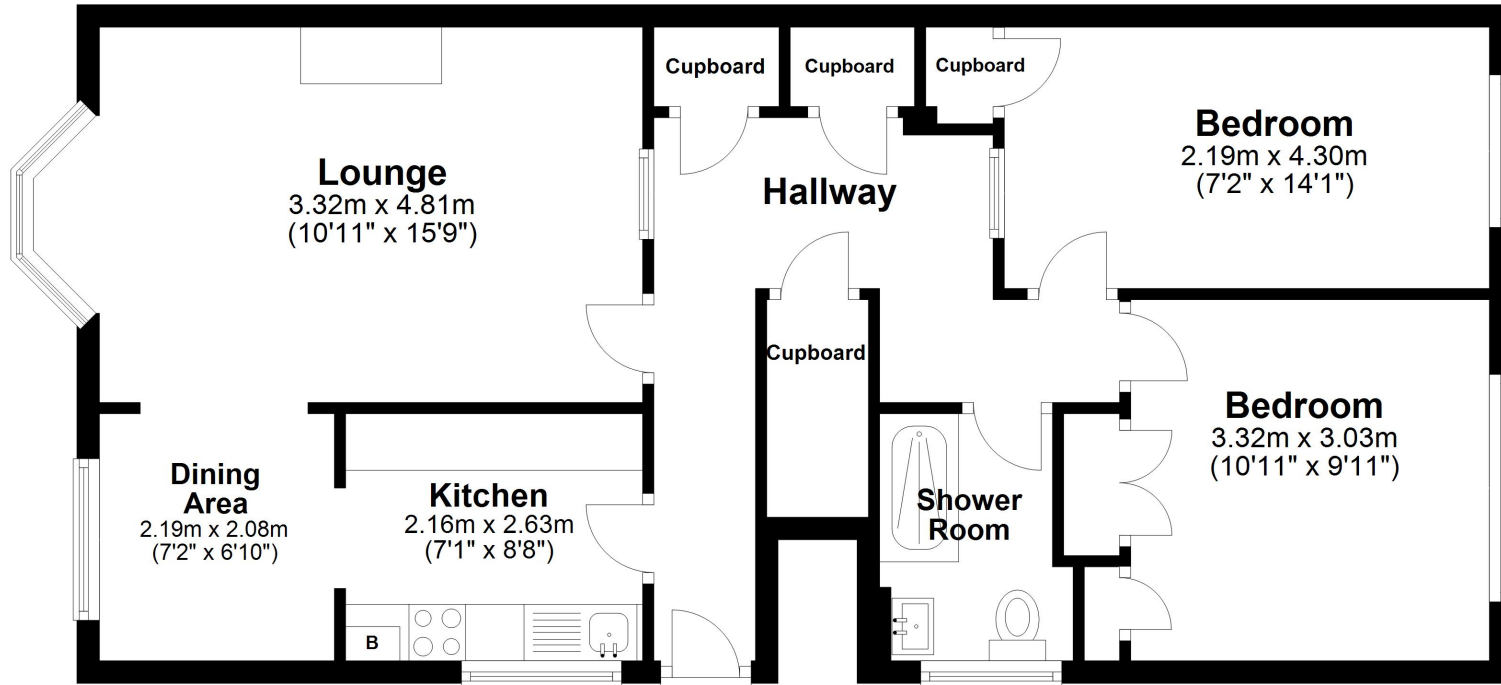
Offered with NO ONWARD CHAIN, this property presents a fantastic opportunity for downsizers or those looking for a low-maintenance home in a sought-after location. Early viewing is recommended.





## Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 sq. feet)

Plan produced using PlanUp.

