



Georgian Place,
Andrews Lane,
Formby, L37 2EN

Offers Over £260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this delightful APARTMENT in a prime location WITHIN WALKING DISTANCE to the TRAIN STATION and VILLAGE.

Comprising of eight apartments, the development boasts METICULOUSLY LANDSCAPED GARDENS, adding to its allure.

Step inside to discover a SPACIOUS and inviting LAYOUT, thoughtfully designed to cater to the needs of both couples and individuals alike.

The inviting LOUNGE/DINER effortlessly flows onto a WEST-FACING PATIO, where you can bask in the warmth of the sun and enjoy the surroundings. The BREAKFAST KITCHEN is a haven of modernity and style, complete with integrated appliances that promise both functionality and flair.

TWO GENEROUSLY SIZED BEDROOMS provide ample space to unwind and a BATHROOM. The MAIN BEDROOM boasts the added luxury of an EN-SUITE.

Outside, the GARAGE and PARKING ensure effortless living.

There is NO ONWARD CHAIN, simplifying the transition into your new home.

Further enhancing the appeal of this property are the details: a manageable service charge of £200.00 per quarter and an annual buildings insurance fee of £308.00.

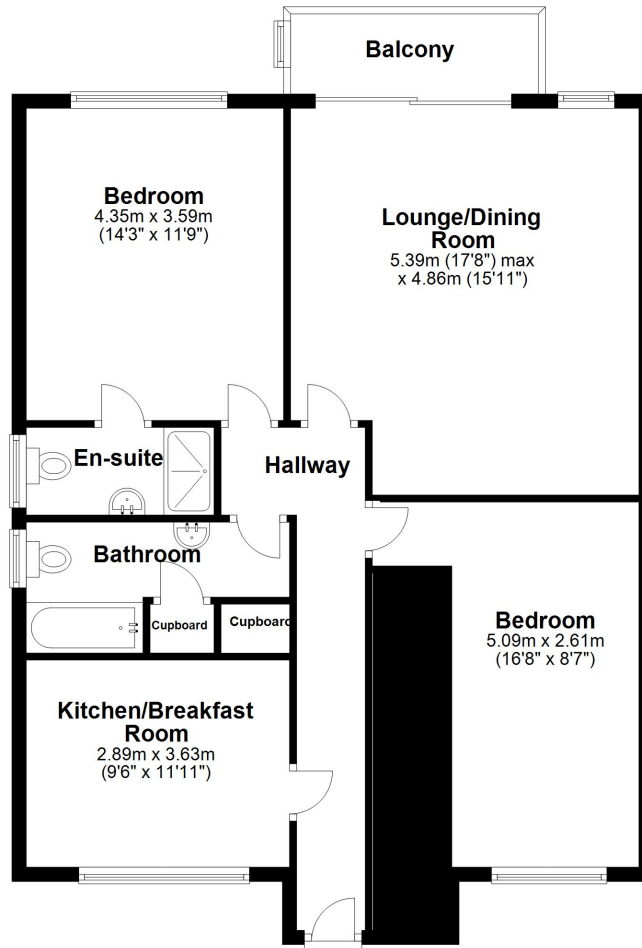
Call today to arrange a viewing at your convenience.





Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

Plan produced using PlanUp.

