

7 Montagu Mews,
Montagu Road,
Formby, Merseyside,
L37 1LF

£900 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Location, location, location...

This apartment is in the Heart of Freshfield, and the amenities are very good, including the Train station, independent coffee shops and bar. Also, within walking distance of the National Trust Nature Reserve and Beach.

The apartment is located in the rear block and is on the GROUND FLOOR. The UNFURNISHED accommodation is clean, bright and ready for immediate occupation.

The lounge is front-facing, and the kitchen is light and bright. There are TWO BEDROOMS and a modern bathroom.

The grounds are communal, and there is a GARAGE.

Council tax band C £2,075 pa.

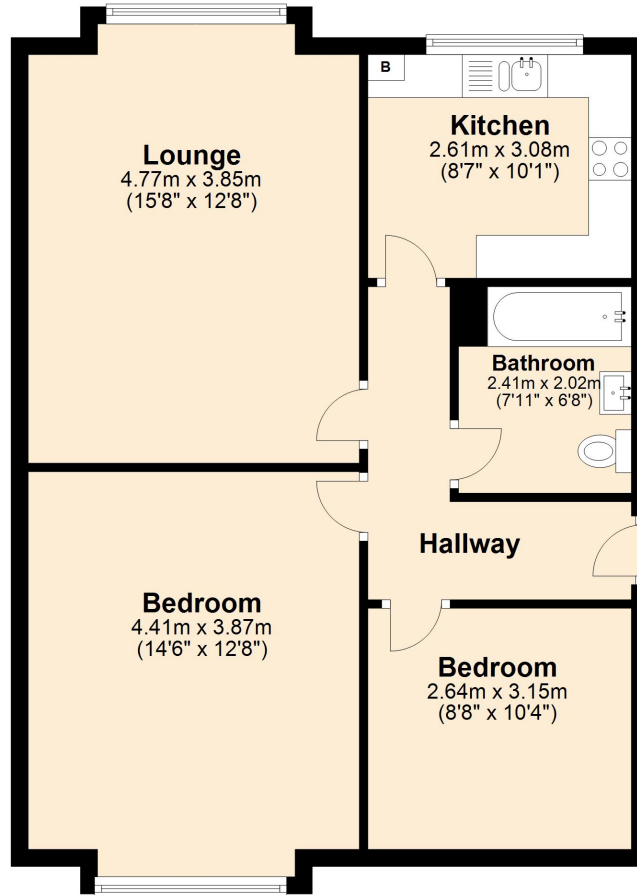
All applications will be subject to a one-week holding fee of £208.00 under Government guidelines. Following successful referencing and approval by the Landlord, the holding fee will be allowable against the deposit equal to one month's rent, and the first month's rent will be payable in advance.

Please call to view 01704 516 626. Follow us on Facebook or Instagram



Ground Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC