



The Hawthorns,  
Formby, Merseyside,  
L37 8BA

£900 pcm

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT



Introducing a contemporary gem nestled in a DESIRABLE LOCATION, this modern APARTMENT built in the 1990s offers a unique opportunity for comfortable living within easy reach of THE VILLAGE. Boasting its OWN PRIVATE FRONT ENTRANCE, this flat ensures privacy and convenience with no internal communal areas.

Step into the welcoming ENTRANCE HALL, setting the tone for a warm and inviting ambience throughout. The front-facing LOUNGE is perfect for relaxation after a busy day.

A highlight of this modern abode is the stylish KITCHEN DINER, complete with INTEGRATED APPLIANCES. Whether you're a culinary enthusiast or enjoy hosting, this tasteful space offers the perfect backdrop.

The apartment features TWO GENEROUSLY SIZED BEDROOMS, ensuring plenty of room for rest and rejuvenation. A well-appointed BATHROOM completes the living quarters.

The accommodation is offered UNFURNISHED.

Convenience is key, with PARKING available at the rear of the property, providing a hassle-free solution for your vehicle.

With such a desirable location and an array of amenities within walking distance, this modern apartment presents an enticing opportunity for comfortable living. Don't miss out on the chance to make this property your own.

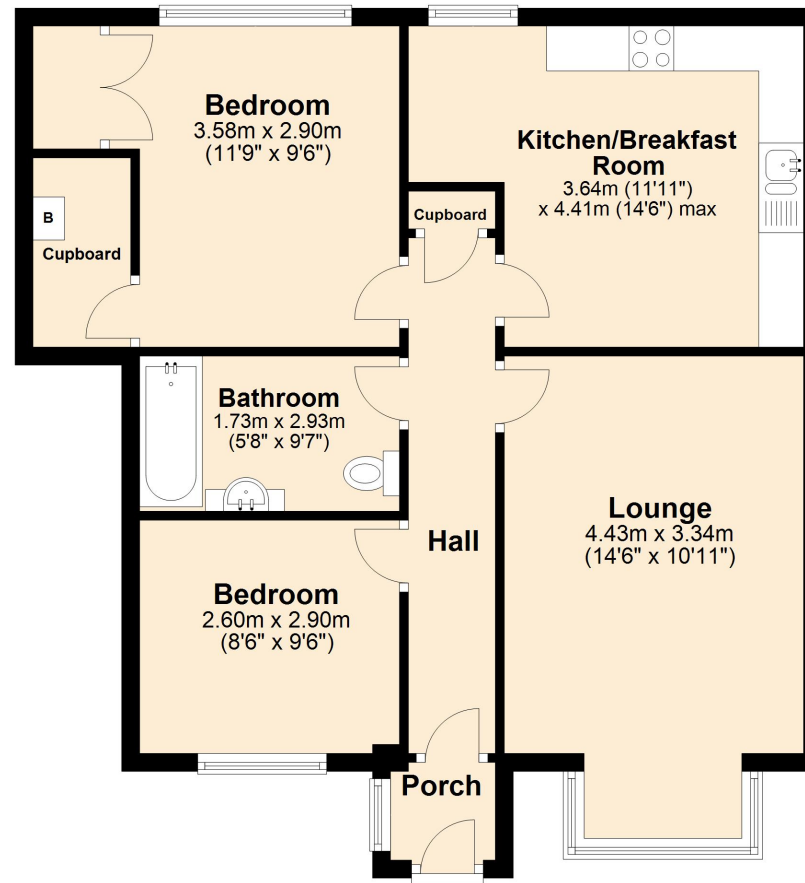
Call now to arrange a viewing and experience the charm of this delightful abode firsthand.





## Ground Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



