



Derby Court, Formby,
L37 7BP

OFFERS OVER
£200,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Located on the highly sought-after Derby Road, this FIRST-FLOOR APARTMENT offers spacious living in a mature, leafy setting. Within WALKING DISTANCE of the VILLAGE and with a convenient bus stop nearby, this well-regarded location provides both tranquillity and accessibility.

One of the LARGER-STYLE flats, the property features a bright, front-facing LOUNGE with a charming bay window and an adjoining DINING AREA. The generous KITCHEN, BATHROOM, and TWO WELL-PROPORTIONED BEDROOMS provide comfortable and versatile living space.

Outside, beautifully maintained COMMUNAL GARDENS enhance the surroundings, and the apartment benefits from an ALLOCATED GARAGE for added convenience.

Originally renovated to a high standard in the late 1980s, the property now presents a fantastic blank canvas for new owners to make their mark.

Offered with NO ONWARD CHAIN. Call today to arrange a viewing – 01704 516 626.

Leasehold 900 years from 29/09/1960

Service charge £115.00 pcm inc the ground rent

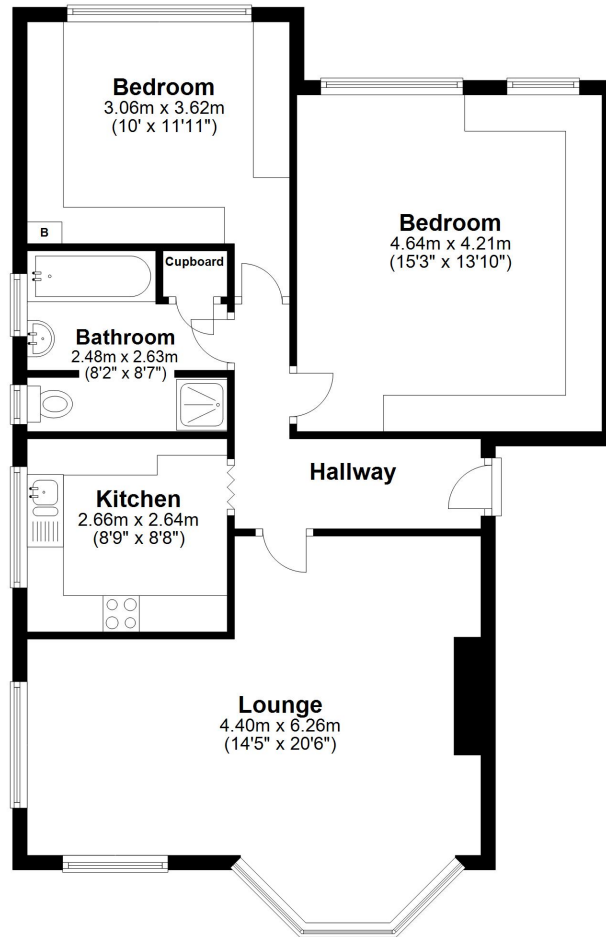
Council tax band C £2,079 pa





Ground Floor

Approx. 76.9 sq. metres (827.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	