



**1 St Johns Court, Byron Close, Formby, Liverpool, Merseyside.
L37 3QL**

£295,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to present to the market a rare opportunity to purchase this THREE bedroom ground floor apartment which is situated in a much sought after cul-de-sac location off Gores Lane. The property offers a spacious and versatile floorplan and would appeal to a wide variety of buyers and is conveniently situated for all local amenities including Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- PRIME LOCATION CLOSE CONVENIENT FOR FORMBY VILLAGE
- SPACIOUS GROUND FLOOR APARTMENT
- ENTERTAINING ROOM WITH DINING AREA
- KITCHEN WITH BUILT IN NEFF APPLIANCES
- THREE BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM WITH W.C.
- MAIN BATHROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- OAK INTERNAL DOORS
- GARAGE WITH ELECTRICALLY OPERATED DOOR
- ATTRACTIVE COMMUNAL GARDENS



ROOM DESCRIPTIONS

Communal Entrance

Intercom entry system.

Hall

Cloaks cupboard with mirrored doors; Karndean flooring.

'L' Shaped Entertaining Room with Dining Area

22' 2" reducing to 12'03" x 19' 9" reducing to 11'04"
(6.76m x 6.02m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed sliding patio door to front; feature marble fireplace fitted with electric coal effect fire; three wall light points.

Breakfast Kitchen

9' 11" x 14' 10" (3.02m x 4.52m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; Neff 'hide and slide' electric oven and Neff combination microwave in housing unit; Neff ceramic hob; illuminated extractor canopy; space for upright refrigerator/freezer; integrated dishwasher; under unit lighting; pelmet lighting; Karndean flooring; cupboard housing 'Worcester' gas combination boiler; U.P.V.C. framed double glazed window to side.

Utility Room

6' 3" x 5' 9" (1.91m x 1.75m) Wall cupboards; plumbing for automatic washing machine; space for tumble dryer; space for under counter refrigerator or freezer.

Bedroom No. 1

10' 10" x 15' 1" (3.30m x 4.60m) U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails and shelving; dressing table with knee-hole and drawers.

Luxury En-Suite Shower Room with W.C.

8' 6" x 7' 8" (2.59m x 2.34m) Suite comprising a large walk-in shower compartment with mains fitment; inset wash hand basin in vanity unit with drawers and cupboard below; low level W.C.; chrome ladder style radiator; linen cupboard with radiator; shaver point; tiled walls; Karndean flooring; U.P.V.C. framed double glazed high level window with obscure glass.



ROOM DESCRIPTIONS

Bedroom No. 2

9' 9" x 15' 1" (2.97m x 4.60m) U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails and shelving; dressing table with knee-hole and drawers.

Bedroom No. 3

7' 11" x 11' 5" (2.41m x 3.48m) U.P.V.C. framed double glazed window to rear.

Luxury Bathroom with W.C.

5' 9" x 7' 8" (1.75m x 2.34m) Suite comprising of a panelled bath with centre mixer tap with Triton electric shower over; folding shower screen; inset wash hand basin in vanity unit with drawers and cupboard below; low level W.C. with concealed cistern; chrome ladder style radiator; tiled walls; double glazed window to side with obscure glass.

Outside

Single Garage

Electrically controlled up-an-over door; power and light.

Gardens

Delightful communal gardens to front and rear.

Note

There is a service charge payable - details available upon request.

PLEASE NOTE

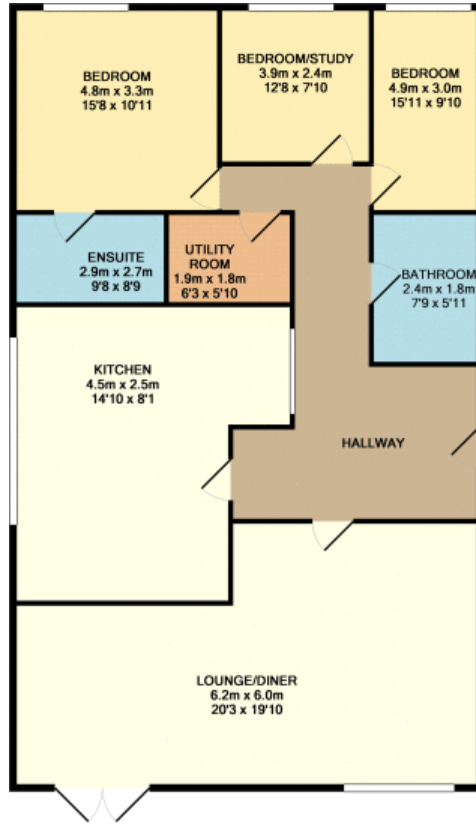
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

