



Raven Meols Lodge,
Formby, L37 4BY

£210,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautifully presented FIRST-FLOOR APARTMENT with its OWN FRONT DOOR occupies a prime position within walking distance of Formby Village and the Train Station, offering an enviable blend of convenience, privacy and lifestyle. Set within well-kept communal grounds, the property enjoys a sunny outlook and a welcoming, low-maintenance environment that appeals to owner-occupiers looking for something a little special.

Since purchasing the apartment, the current owners have invested heavily in upgrading the interior, with particular emphasis on the STUNNING KITCHEN and SHOWER ROOM. The kitchen was supplied and fitted by ACORN KITCHENS OF FORMBY and includes a range of integrated appliances together with a HOT WATER TAP, creating a stylish and highly functional space.

The accommodation is accessed via its own private entrance, with a HALLWAY and staircase leading to the first-floor landing. From here, a bright and well-proportioned LOUNGE opens onto a SUNNY BALCONY, an ideal spot to enjoy good weather and watch the world go by. The lounge also provides space for a DINING AREA. Beyond, an INNER HALLWAY leads to TWO BEDROOMS, including a MAIN BEDROOM with a BAY WINDOW and FITTED WARDROBES, and a second bedroom also benefitting from FITTED WARDROBES by CHECKERS OF CHURCHTOWN, together with a beautifully finished SHOWER ROOM.

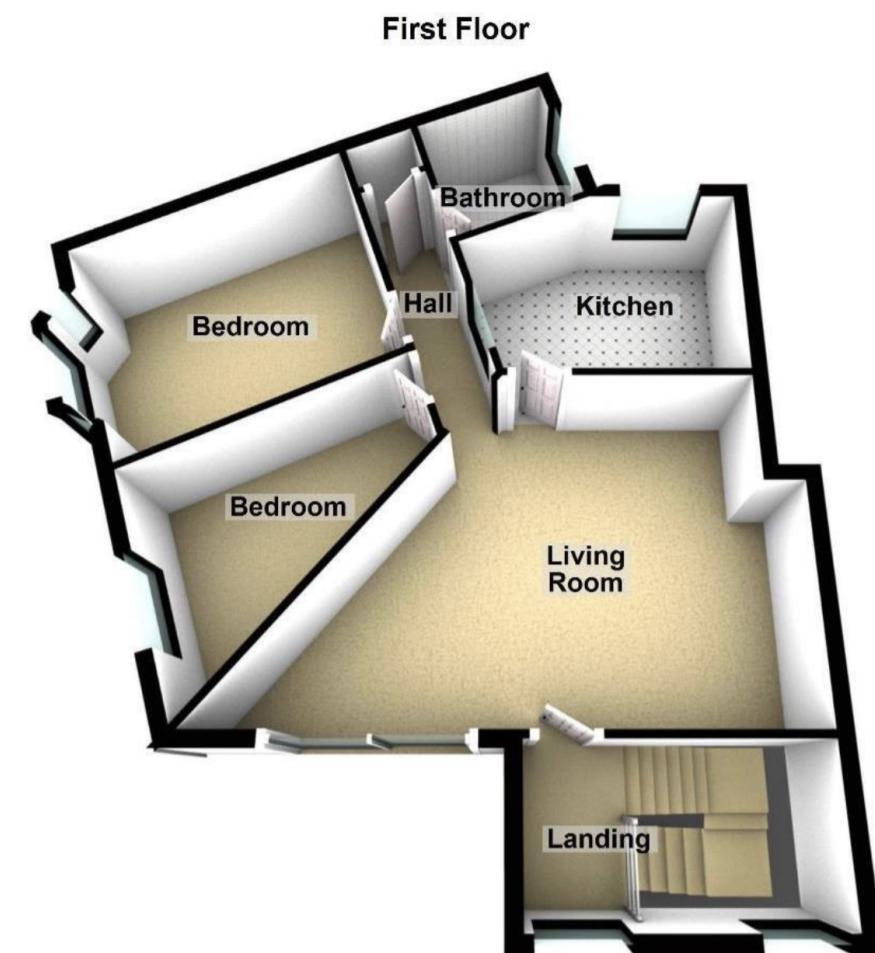
Externally, the development is set within WELL-MAINTAINED COMMUNAL GARDENS and benefits from a GARAGE together with ample OFF-ROAD PARKING. The apartment is held on a 999-YEAR LEASE from 02/10/1987, with a modest service charge of £70 per month. Sub-letting is not permitted, ensuring a quiet, owner-occupier environment, while PETS ARE ALLOWED. Council Tax Band C (£2,183.38 pa).







Ground Floor



First Floor

Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

