



**Flat 6, 30 Ranslett Court, Church Road, Formby, Liverpool,
Merseyside. L37 8BQ**

£180,000 Leasehold

REDUCED



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate are pleased to present to the market this deceptively spacious first floor apartment which is immaculately presented and has been considerably maintained throughout, features include a bright westerly facing lounge, dining kitchen, two double bedrooms and spacious bathroom. The property is situated within close proximity to Formby Village with easy access to a wide variety of restaurants, coffee bars independent shops, supermarkets and transport links providing quick and easy commuting options to Liverpool and Southport.

FEATURES

- NO ONWARD CHAIN
- CLOSE TO FORMBY VILLAGE
- WESTERLY FACING LOUNGE
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM/W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE EN-BLOC
- COMMUNAL GARDENS
- PARKING



ROOM DESCRIPTIONS

Enclosed Porch

U.P.V.C. framed double glazed door; glazed door; stairs to first floor.

Spacious Hall

Intercom telephone system; large storage cupboard with double opening doors, hanging rails and shelving; loft access.

Westerly Facing Lounge

19' 6" into recess x 11' 6" (5.94m x 3.51m) U.P.V.C. framed double glazed splayed bay window to front with deep sill; feature fireplace surround fitted with electric fire.

Dining Kitchen

13' 1" x 8' 7" (3.99m x 2.62m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; cooker hood; space for upright refrigerator/freezer; plumbing for automatic washing machine; cupboard housing Glow Worm gas heating boiler; cylinder/broom cupboard; part tiled walls; U.P.V.C. framed double glazed window to side.

Bedroom No. 1

11' 2" x 12' 2" into door recess (3.40m x 3.71m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 2

8' 2" x 12' 2" (2.49m x 3.71m) U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rail and shelving.

Spacious Bathroom

8' 1" x 6' 4" (2.46m x 1.93m) Suite comprising panelled bath with Mira electric shower over; folding shower screen; pedestal wash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Single Garage En-Bloc

Metal up and over door.

Communal Gardens to Front & Rear

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 **





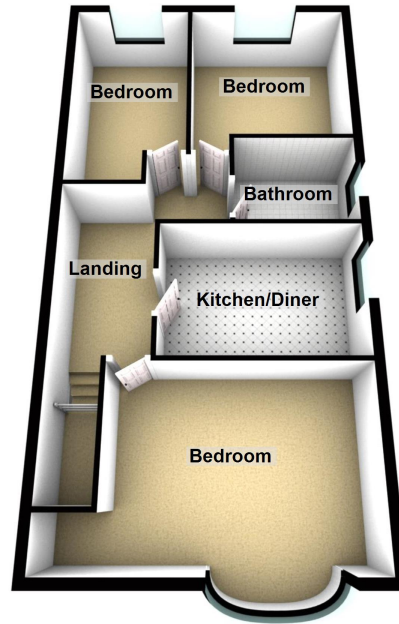


FLOORPLAN & EPC

Ground Floor



First Floor



Sizes are approximate
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	73	77
(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 