



Flat 8, 6-8 Sandringham Court, York Road, Formby. L37 8BA

Offers Over £295,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to introduce to the market the very first apartment to become available in this luxury development since the build was completed in 2015 making this an extremely rare opportunity. Occupying a pleasant first floor front facing position this property offers a sophisticated living experience and features two double bedrooms, luxurious en-suite and bathroom facilities, superb dining kitchen and spacious lounge with the added comfort of underfloor heating throughout.

Sandringham Court is an exclusive three storey development of ten apartments which offers residents the utmost in convenience and security with video entry intercom system, gated access and modern lift for effortless access, providing all the conveniences of modern day living in a stylish and unrivalled setting and situated within the heart of Formby Village where you will find a variety of restaurants, coffee bars, independent shops and supermarkets and leisure facilities including Formby Swimming Pool and Gymnasium. EARLY VIEWING ADVISED

FEATURES

- PRESTIGIOUS GATED DEVELOPMENT IN THE HEART OF FORMBY VILLAGE
- SPACIOUS LOUNGE
- DINING KITCHEN WITH BUILT IN APPLIANCES
- TWO DOUBLE BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM WITH W.C.
- LUXURY MAIN BATHROOM WITH W.C.
- UNDERFLOOR HEATING
- DOUBLE GLAZING & GAS HEATING SYSTEM
- VIDEX INTERCOM SYSTEM
- LIFT TO ALL FLOORS
- DESIGNATED PARKING SPACE
- SINGLE GARAGE EN-BLOC WITH ELECTRICALLY CONTROLLED DOOR
- ATTRACTIVE COMMUNAL GARDENS



ROOM DESCRIPTIONS

Communal Entrance

Video entry door system.

Communal Hall

Lift and stairs to all floors; access to rear.

Private Hallway

18' 3" x 7' 0" at widest point (5.56m x 2.13m) Videx intercom system; large storage cupboard.

Spacious Lounge

14' 5" x 17' 3" (4.39m x 5.26m) Two U.P.V.C. framed double glazed windows to front fitted with plantation shutters; contemporary wall hung log effect electric fire; wood effect flooring.

Dining Kitchen

12' 3" x 11' 6" (3.73m x 3.51m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; double fan oven and grill in housing unit; five burner gas hob with glass splashback and extractor canopy over; Bosch integrated washing machine and dishwasher; integrated refrigerator/freezer; cupboard housing Worcester wall mounted gas heating boiler; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 1

10' 1" x 18' 6" into bay (3.07m x 5.64m) Feature U.P.V.C. framed double glazed splayed bay window to front fitted with plantation shutters; superb range of built in furniture to include wardrobes, two bedside tables, overbed cupboards, dressing table with kneehole and drawers.

Luxury En-Suite Shower Room with W.C.

5' 0" x 8' 0" (1.52m x 2.44m) Suite comprising tiled shower compartment with mains fitment; wall hung wash hand basin in vanity unit with drawers below; low level W.C. with concealed cistern; chrome ladder style radiator; illuminated mirror; tiled walls; tiled floor; extractor.

Bedroom No. 2

9' 2" x 14' 7" (2.79m x 4.45m) U.P.V.C. framed double glazed window to front.

Luxury Bathroom with W.C.

7' 5" x 8' 0" (2.26m x 2.44m) Suite comprising panelled bath with mains shower fitment over; shower screen; wall hung wash hand basin in vanity unit with drawers below; low level W.C. with concealed cistern; chrome ladder style radiator; fitted toiletries cupboard; illuminated mirror; tiled walls; tiled floor; extractor.

Outside

Single Garage En-Bloc

Electrically controlled up and over door; power and light.

Designated Parking Space

Immaculately Presented Communal Gardens

Note

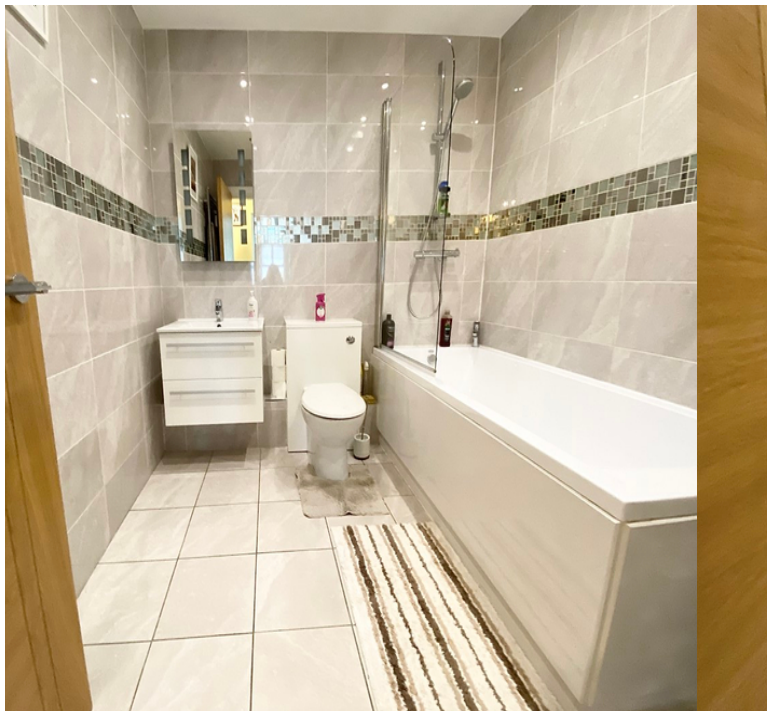
There is a service charge payable - details available upon request

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 **







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	