



**1 Georgian Place, Andrews Lane, Formby, Liverpool, Merseyside.  
L37 2EN**

**Offers Over £285,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Welcome to Georgian Place which is a small select development of just eight apartments and ideally located for all local amenities.

This immaculately presented GROUND FLOOR apartment offers spacious and comfortable living throughout. Features include a large lounge/dining room with patio doors opening onto the WESTERLY facing balcony which is perfect for enjoying the afternoon and evening sun. The modern breakfast kitchen is fitted with a range of integrated appliances, there are TWO well proportioned bedrooms, including a generous primary bedroom with EN-SUITE shower room complemented by an additional family/guest bathroom.

Outside Residents benefit from beautifully landscaped communal gardens, the added convenience of a single garage en-bloc and communal parking.

Situated in this prime location which is a stones throw away from Formby railway station and Formby Village with its vast variety of restaurants, coffee bars and independent shops, this is an ideal home for those seeking a low maintenance lifestyle in a desirable location.

## FEATURES

- GROUND FLOOR apartment in small SELECT DEVELOPMENT
- Spacious lounge/dining room with WESTERLY facing balcony
- Attractive BREAKFAST KITCHEN with built in appliances
- TWO double bedrooms
- EN-SUITE shower room and separate BATHROOM
- GARAGE and PARKING
- Immaculately LANDSCAPED and well maintained COMMUNAL GARDENS
- Prime location close to FORMBY RAILWAY station



## ROOM DESCRIPTIONS

### Private Entrance Hallway

Composite double glazed door; cloaks cupboard.

### Rear Lounge/Dining Room with Westerly Facing Balcony

17' 8" x 15' 11" (5.38m x 4.85m) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed sliding patio door opening onto the westerly facing balcony; feature fireplace surround fitted with electric fire.

### Attractive Breakfast Kitchen

9' 6" x 11' 11" (2.90m x 3.63m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; Bosch integrated appliances to include double oven and grill in housing unit; four burner gas hob; refrigerator and dishwasher; extractor canopy; under unit lighting; cupboard housing Worcester wall mounted gas heating boiler; U.P.V.C. framed double glazed window to front.

### Bedroom No. 1

14' 3" x 11' 9" (4.34m x 3.58m) U.P.V.C. framed double glazed window to rear.

### En-Suite Shower Room

Suite comprising large shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom No. 2

16' 8" x 8' 7" (5.08m x 2.62m) U.P.V.C. framed double glazed window to front; range of built in wardrobes with hanging rails and shelving.

### Bathroom

Suite comprising panelled bath with shower over; shower screen; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; linen cupboard with plumbing for automatic washing machine; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Single Garage En-Bloc

Metal up and over door.

### Communal Clothes Drying Area to Rear of Garages

### Immaculately Landscaped Communal Gardens

### Service Charge

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 \*\*



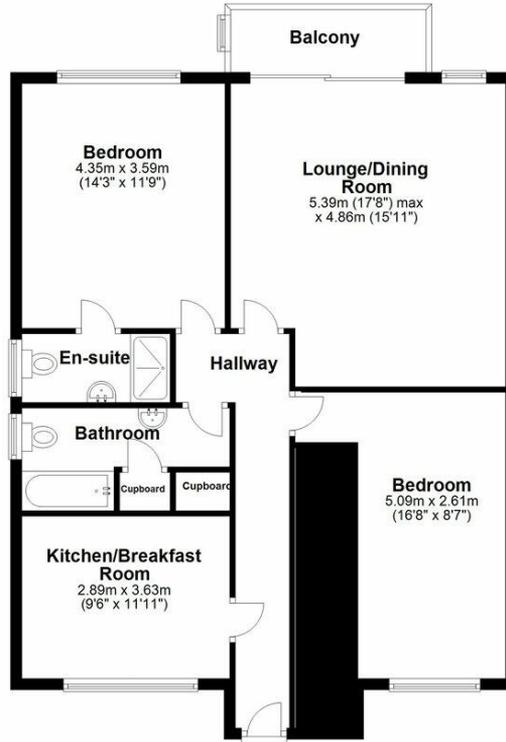




# FLOORPLAN & EPC

## Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

