



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Byron Close

Liverpool, L37 3QL

**Offers In Excess Of £290,000**

Flexi Agent are proud to promote this SPECTACULAR, generously proportioned THREE DOUBLE BEDROOM, GROUND FLOOR APARTMENT to the open sales market. The property is situated in a quiet cul-de-sac location, within walking distance to Formby village and the plethora of amenities it has to offer. The property spans an incredibly spacious circa 1862 square feet of impressive living accommodation and is available for purchase with NO ONWARDS CHAIN.

Briefly comprising; communal entrance hallway, entrance hallway, spacious open plan living diner, an impressive fitted kitchen with additional dining space, three double bedrooms with an en-suite bathroom off the master bedroom, a further family bathroom, utility room and storage.

Externally, the property offers it's own private front terrace which can be used as private access into the living room, a private single garage with electric up and over door and beautifully maintained front and rear gardens. NO CHAIN.

Additional details (these details need to be confirmed by a conveyancer)

• Service charge: £120.00 pcm

• Ground rent: £12.50 pa

- Three double bedrooms
- Spacious ground floor apartment
- Circa 1862 square feet
- Generous proportions throughout
- En-suite off the master bedroom
- Family bathroom
- Utility room
- Garage

Private front terrace, well maintained communal gardens

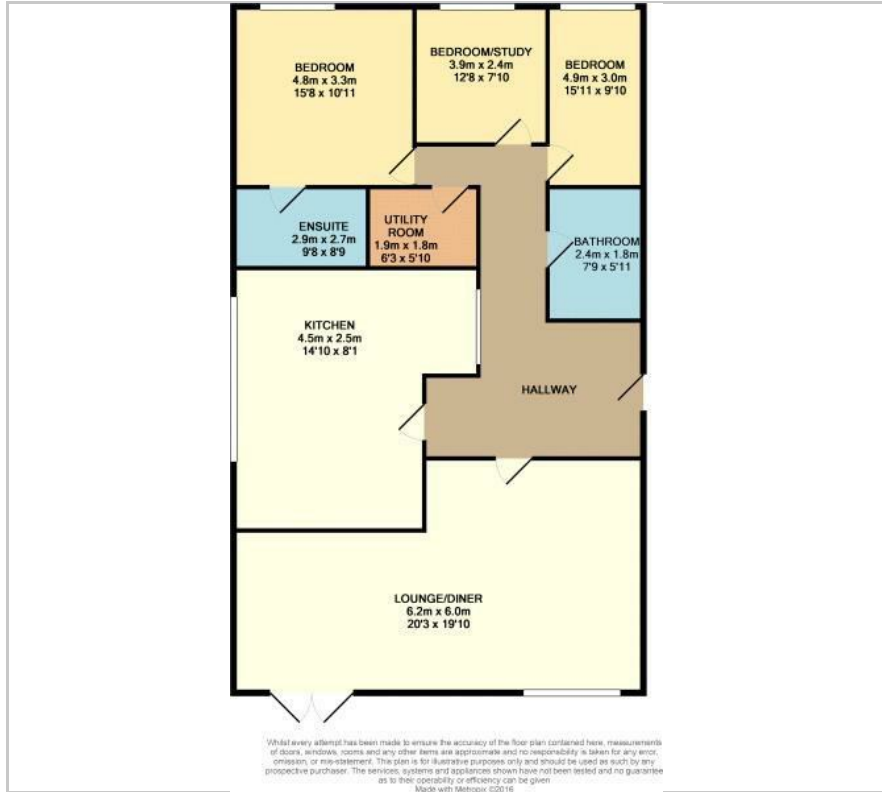
- No chain

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



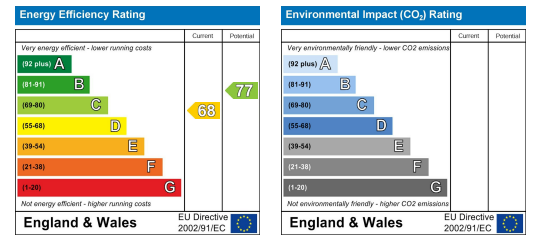
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.