



**KAREN PARKS**  
SALES & LETTINGS



**Andrews Lane, Formby, L37 2EN**  
**Offers Over £280,000**

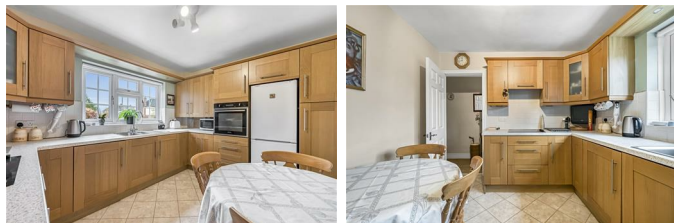
Karen Parks Sales and Lettings are delighted to bring to market this spacious two bedroom, ground floor apartment that benefits from it's own private entrance to the front and patio area to the rear. The apartment comprises of: private entrance leading into the hallway, kitchen-diner to the front, an excellent sized lounge to the rear with sliding patio doors, two double bedrooms with an ensuite shower room to the master and a separate bathroom. The property is situated in an excellent location just a short walk to Formby station and local shops, cafes and hairdressers. It is also within close proximity to Formby beach and nature reserve and Formby village with all it's amenities such as gyms, swimming pool, restaurants and bars, shops and cafes. This would be perfect for a couple looking to downsize without the maintainence of a garden or alternatively a first time buyer. The apartment benefits from two single garages and communal gardens and parking to the rear. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMODATION

### Hallway

Leading from the private entrance into the hallway there is one radiator and a built in storage cupboard.

### Kitchen-Diner 11'6" x 9'3" (3.52 x 2.82)



The kitchen-diner has a range of wall and base units providing storage for the kitchen, there is a sink with double glazed window above and the boiler is located in here. There is an integrated hob, extractor, oven, washing machine and space for a fridge-freezer.

### Lounge 18'0" x 16'2" (5.50 x 4.95)



The lounge is an excellent size and has a double glazed window as well as sliding patio doors with views of the communal gardens and opening onto a private patio area. There are two radiators and a feature fireplace as a focal point to the room.

### Bedroom 1 14'3" x 11'6" (4.36 x 3.52)



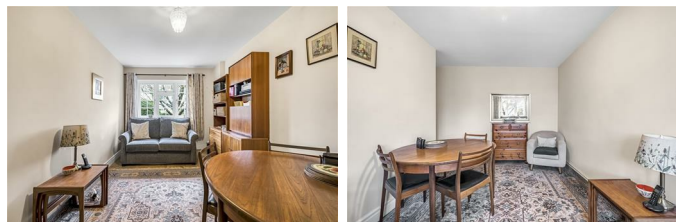
The master bedroom is a good size and has a built in wardrobes and a dressing table with drawers providing abundant storage. There is one radiator, a double glazed window and door into ensuite.

### Ensuite Shower Room 8'7" x 3'11" (2.64 x 1.20)



The ensuite has a shower cubicle with sliding door, hand wash basin, WC, towel radiator and a double glazed window.

### Bedroom 2 16'9" x 12'7" (5.13 x 3.86)



The second double bedroom could either be used as a guest room or alternatively as a dining room for those who wish to have a separate dining space. There is one radiator and a double glazed window.

### Bathroom 11'6" x 5'10" (3.52 x 1.80)



The bathroom comprises of a bath, hand wash basin, WC, towel radiator, double glazed window and storage cupboard.

## Outside

### Private Patio

Leading out from the sliding doors is a private West facing patio area with space for seating to enjoy a coffee or dinner in the sun in the summer months.

## Two Garages 16'8" x 8'0" (5.10 x 2.45)



The property benefits from having two single garages with up and over garage doors that can either be used to park a car or for storage.

## Communal Gardens and Parking



To the front and rear of the building are beautifully maintained gardens that residents are welcome to enjoy which consist of areas laid to lawn and beds containing mature bushes, shrubs and trees. Residents are able to park to the rear of the building in front of the garage.

## Important Information

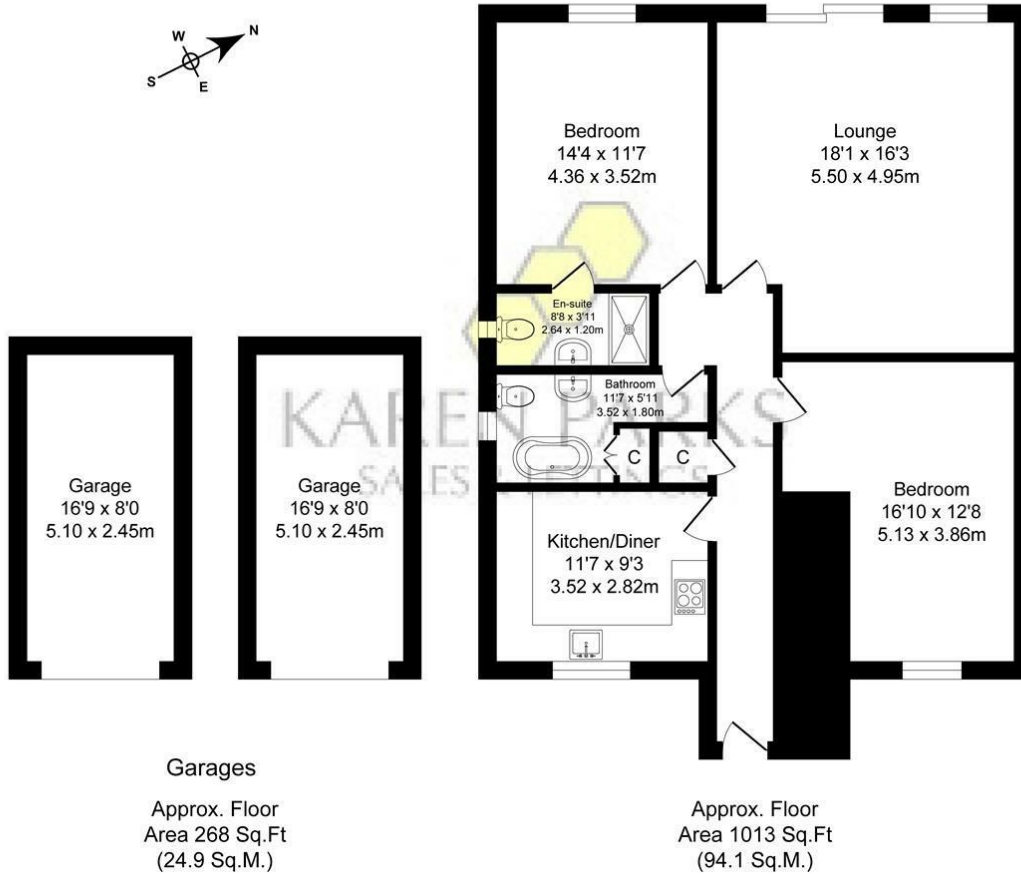
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

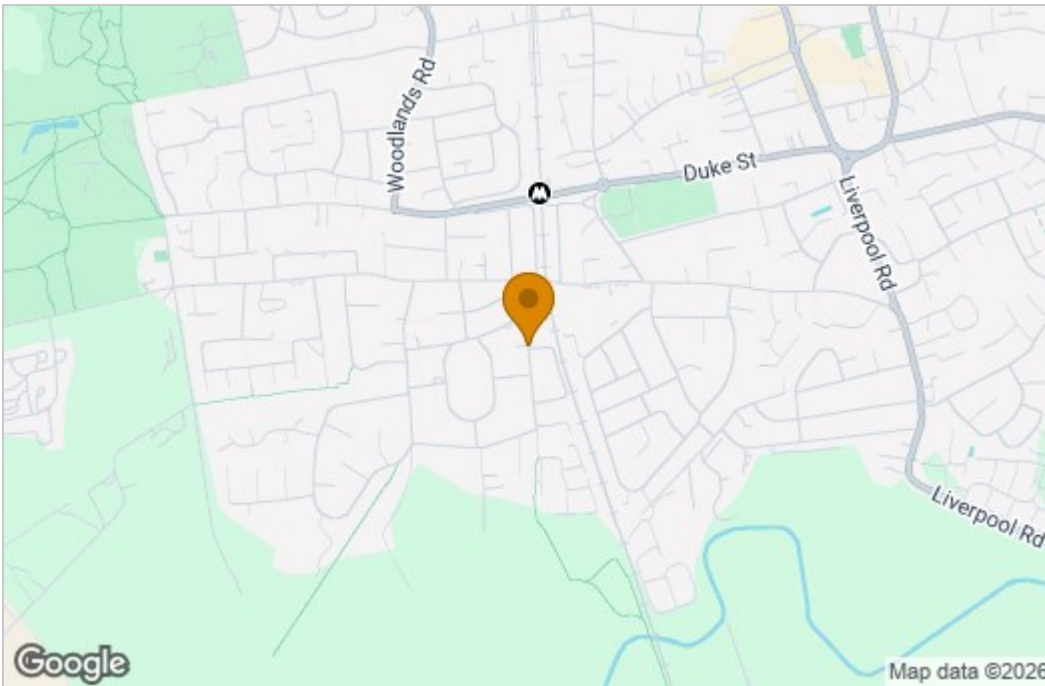
## Georgian Place

Total Approx. Floor Area 1281 Sq.ft. (119.0 Sq.M.)

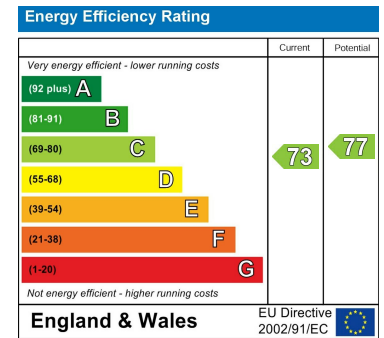
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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.