



**3 Wood Hey, Southport Old Road
Formby, Liverpool, L37 0AD £450,000
'Subject to Contract'**

A rare opportunity to acquire this luxurious two-bedroom apartment, perfectly positioned overlooking the par-3 course at the prestigious Formby Hall Golf Club. The property features a spacious open-plan living area and a sleek modern kitchen with high-end integrated appliances. Twin set sliding patio doors open to private, wrap around balcony. A standout feature is the master suite, offering a dressing room with built-in wardrobes, a modern en-suite wet room, and a cozy sitting area opening to bedroom with an electric contemporary fire and media unit. The second bedroom is spacious, complemented by a separate high-end family bathroom/WC. A private wrap-around balcony provides panoramic views across the greens. Set within a highly secure gated development, the property includes designated parking with electrical charging points, ensuring both convenience and peace of mind. Tucked away just off Southport Old Road, Wood Hey offers convenient access to both Formby and Ainsdale villages, with commuter links to Liverpool.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance

Video entry phone system. Most impressive entrance with vaulted ceiling and stairs leading to first floor mezzanine with 'Karndean' flooring.

First Floor.

Private Entrance Hall

'Karndean' flooring, glazed inner door leading to....

Magnificent Living, Dining Kitchen - 4.93m x 4.6m (16'2" x 15'1" excluding entry door recess)

The stunning open-plan living space is designed for modern living and effortless entertaining, featuring twin sets of double-glazed doors with easy-fit blinds that open onto a wrap-around private balcony overlooking the prestigious Formby Hall 9-hole golf course. Flooded with natural light and offering truly unrivalled views, the room is finished to an exceptional standard with high-end fittings throughout. The contemporary kitchen is fitted with sleek Quartz Granite worktops and includes a Caple inset sink unit with a 'Quooker' instant hot water tap, alongside a full range of 'Neff' appliances including a hide-and-slide oven, combination oven, and a four-ring induction hob with integrated extractor. Recessed spot and ambient lighting enhance the space, while durable 'Karndean' flooring runs throughout, creating a stylish yet practical environment that is perfectly suited for entertaining and everyday living.

Guest Bedroom - 3.78m x 4.24m (12'5" x 13'11" into door recess)

The double bedroom is finished in a modern, sleek design and offers a calm, well-proportioned retreat. A uPVC double-glazed window fitted with easy-fit blinds allows for excellent natural light while maintaining privacy. The room benefits from fitted wardrobes with sliding doors and a contemporary mirrored vanity frontage, providing ample storage without compromising on style. A TV point completes the space, making this bedroom both practical and comfortable for modern living.

Bathroom/WC - 3.05m x 2.46m (10'0" overall measurements x 8'1")

The contemporary bathroom is fitted with an opaque uPVC double-glazed window, providing natural light while ensuring privacy. A modern four-piece suite comprises a low-level WC, vanity wash hand basin with waterfall mixer tap, and a panelled bath with fully tiled surround. The entry-level shower is plumbed in and features both a rainfall shower and a handheld attachment. Ceramic tiling extends from wall to floor and includes inset display recesses for a sleek, practical finish. Completing the space are recessed spot lighting, an extractor fan, and a striking illuminated vanity wall mirror, enhancing both style and functionality.

Master Bedroom Suite

Dressing Room - 2.92m x 2.24m (9'7" x 7'4" to rear of wardrobes)

The area is fitted with extensive wardrobes featuring sliding mirrored vanity doors, providing generous hanging space and shelving. Additional storage is available via loft access with a convenient drop-down ladder. Doors lead through to the master bedroom suite and the contemporary en suite wet room/WC, creating a well-designed and highly functional living space.

Master Suite - 5.41m x 4.24m (17'9" x 13'11")

Cozy, plush, and sleek, this impressive master suite exudes contemporary style. The space incorporates a comfortable seating area with a media unit, TV point, and a contemporary electric fire, creating a warm and inviting ambiance. uPVC double-glazed windows with easy-fit blinds allow for ample natural light, while the open-plan layout flows seamlessly to the queen-size bed area, completing this beautifully designed retreat.

En Suite Wet Room/WC - 2.62m x 2.21m (8'7" x 7'3")

The en suite wet room is finished to an exceptional standard and benefits from an opaque uPVC double-glazed window providing natural light and privacy. The space features impressive contemporary fittings including a low-level WC, twin vanity wash hand basins with dual mixer taps, and an illuminated vanity wall mirror. The entry-level shower is enclosed with a glazed screen and incorporates an overhead rainfall shower alongside a handheld attachment. A ladder-style heated towel rail, full wall-to-floor tiling, recessed spot lighting, and thoughtful detailing complete this sleek and stylish wet room.

Outside

Externally, the development is accessed via double electric gates, enhancing both security and privacy. The grounds provide ample visitor parking alongside designated resident parking bays, including electric vehicle charging points, offering convenience and future-ready living.

Maintenance

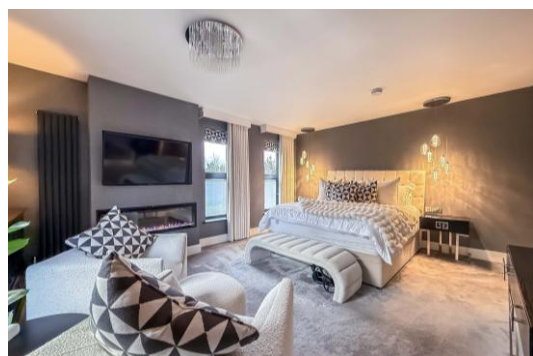
We understand that the day-to-day management of the development is undertaken by Fireguard Developments Ltd, with the current service charge being in the region of £210 per calendar month. This information is provided subject to formal verification.

Tenure

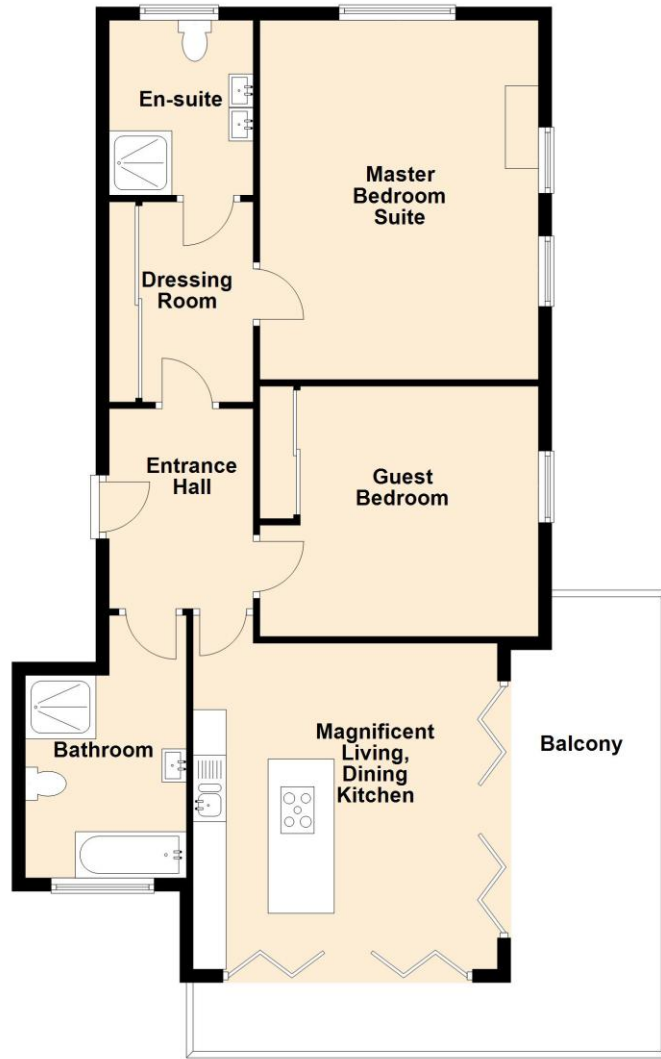
We understand the property is held on a 999-year lease, with a ground rent payable of £250 per annum. This information is provided in good faith and should be verified by the purchaser's solicitor.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.