



**KAREN PARKS**  
SALES & LETTINGS



**7 Kenyons Lane, Formby, L37 8BE**

**£155,000**

Karen Parks Sales and Lettings are pleased to offer the opportunity to purchase a BUY TO LET PROPERTY CURRENTLY TENANTED - perfect for a landlord looking to start or expand their portfolio. This two bedroom ground floor apartment briefly comprises of - own private entrance, hallway, two bedrooms, a living room and kitchen. There are communal gardens and parking and this property benefits from a garage. The apartment is situated just a short walk to Formby village with all it's amenities such as shops, restaurants, hairdressers and cafes. It is also close to a bus route and walking distance of Formby train station. Offered for sale WITH NO OWNARD CHAIN.

## ACCOMMODATION

### Hallway

The hallway has one radiator and a built in storage cupboard.

### Living Room



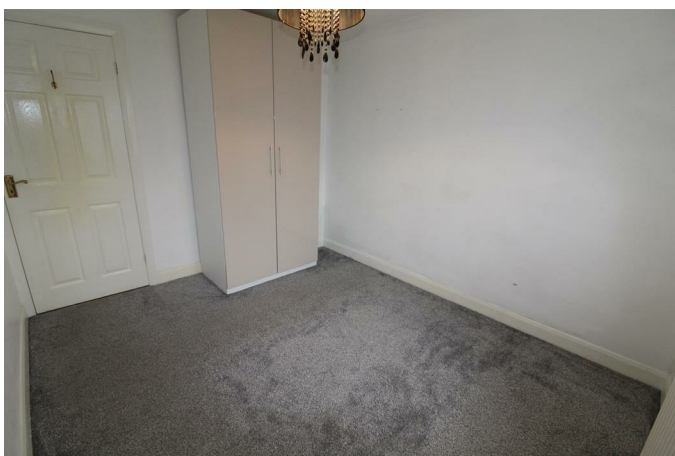
The living room has a double glazed box bay window allowing in plenty of light and one radiator.

### Kitchen



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

### Bedroom 1



The main bedroom has one radiator and a double glazed window.

### Bedroom 2

The second bedroom has one radiator and a double glazed window.

## Bathroom



The bathroom comprises of a bath with overhead shower, hand wash basin, WC and double glazed window.

## Outside

### Garage

The property benefits from a single garage to the rear with up and over garage door.

### Communal Gardens

There is communal parking in front of the garages and communal gardens for residents to enjoy and sit out in the summer months.

### 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.

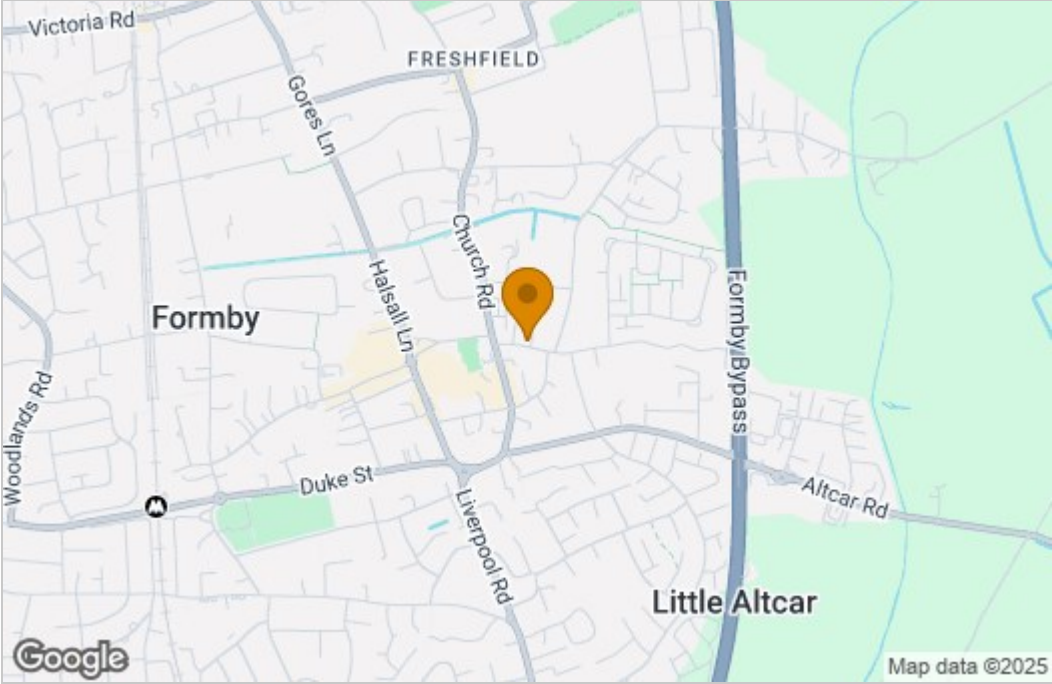


Floor Plan

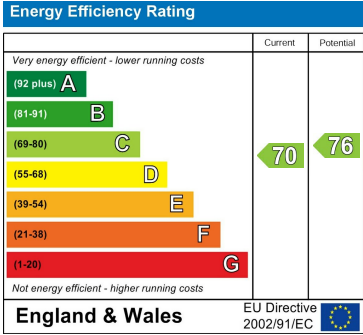


Sizes are approximate  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.