



Flat 4 Ranslett Court Church Road

, Formby, L37 8BQ

£995



****VIEWINGS 3RD SEPT FROM 4PM** ** E-MAIL FOR VIEWING SLOT****

Nestled in the heart of Formby village on Church Road, this charming first-floor flat offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this property is perfect for couples or a single person, those seeking a peaceful retreat close to local amenities.

Upon entering, you will be greeted by a tastefully decorated interior, adorned in neutral colours that create a warm and inviting atmosphere. The spacious reception room provides an ideal space for relaxation or entertaining guests, while the large modern kitchen is a culinary enthusiast's dream, equipped with contemporary fixtures and ample storage.

The flat also boasts a stylish bathroom, designed with modern aesthetics in mind, ensuring a refreshing start to your day. Outside, residents can enjoy the communal gardens at the front, perfect for a leisurely stroll or a quiet moment in nature. Additionally, the property offers off-road parking at the rear with a garage, a valuable feature in this sought-after area.



MAIN DESCRIPTION

Abode are pleased to offer this well presented two bedroom apartment located just a short walk into Formby Village,

The property briefly comprises of;

- Large living room
- Kitchen with fridge/freezer, oven, hob and breakfast bar
- Double master bedroom, with built in wardrobe
- Second double bedroom
- Modern bathroom with WC, basin and shower over bath

The apartment has new carpets throughout and also has loft access as well as a large storage cupboard.

The property also benefits from off road parking, a detached garage, private entrance and is available on a long term let!

THIS PROPERTY IS NOT TO BE MISSED! CALL NOW TO ARRANGE YOUR VIEWING!

MAIN DESCRIPTION

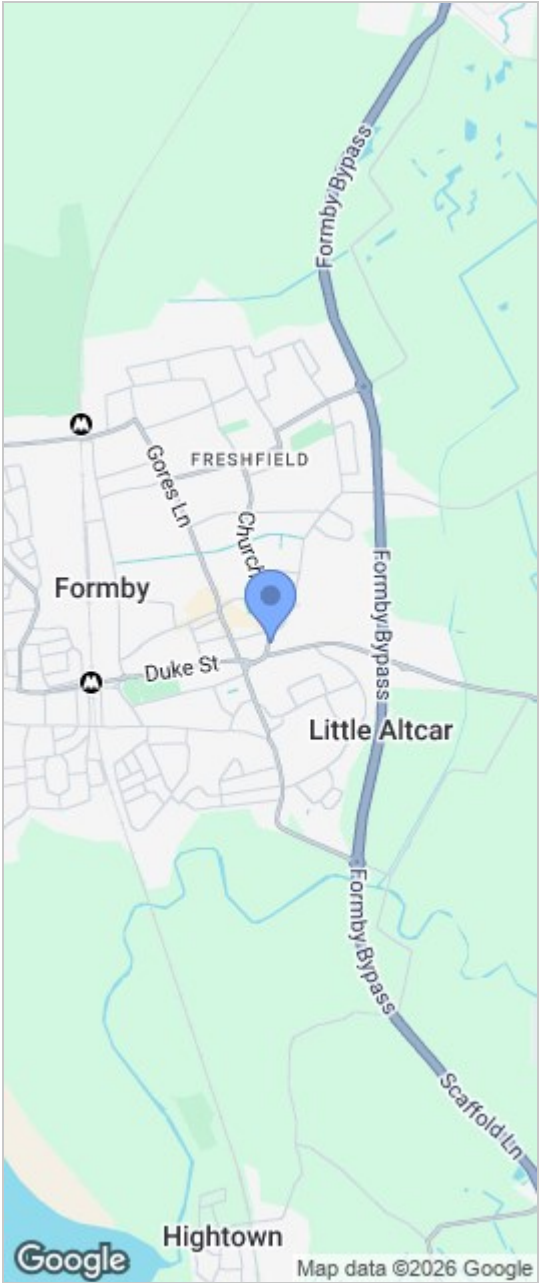
Abode are pleased to present this well presented two bedroom apartment which is situated on the first floor of Ranslett Court in Formby. This property is located in a prime area, close to Formby Village, including shops, restaurants, schools as well as excellent transport links nearby.

The apartment briefly comprises: Private front door entrance with internal stairs leading to a spacious hallway with a large storage cupboard and loft access. To the front of the building there is large living room over looking the communal gardens. There is separate fitted kitchen, modern white bathroom suite and two double bedrooms to the rear of the apartment.

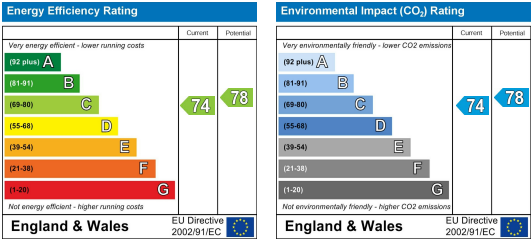
The apartment also benefits from gas central heating, double glazed windows and a private car park with your own garage.

Please call abode to arrange a viewing on 0151 909 3003.

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.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk