

Phillips Lane, Formby, Liverpool

Asking Price: £215,000

Entwistle Green










Vaillant



Entwistle Green are delighted to offer for sale this beautifully presented, self-contained two-bedroom first-floor apartment, ideally situated within the highly sought-after Conifer Court development. Set amongst manicured communal gardens and just a short walk from Formby village and the train station, this property offers both convenience and attractive surroundings.

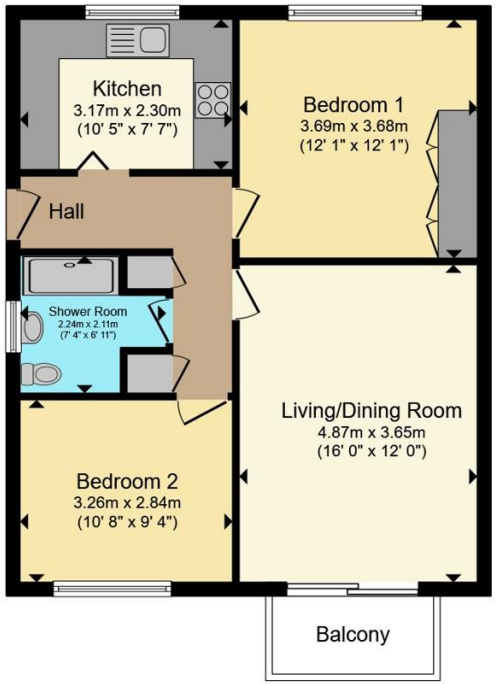
The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, an inner hallway with built-in storage, and a bright lounge with access to a sunny aspect balcony. The kitchen is fitted with a stainless steel sink, electric hob with extractor over, and provides space and plumbing for a washing machine and fridge/freezer. There are two well-proportioned double bedrooms, along with a modern bathroom featuring a walk-in shower, WC, wash basin set within a vanity unit, and a heated towel radiator.

Externally, the property benefits from its own garage and allocated parking space. Residents also enjoy access to beautifully maintained communal gardens, well stocked with a variety of plants and shrubs.

Early viewing is highly recommended.







First Floor

Total floor area 60.5 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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