



Royal Close, Formby, L37

£110,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

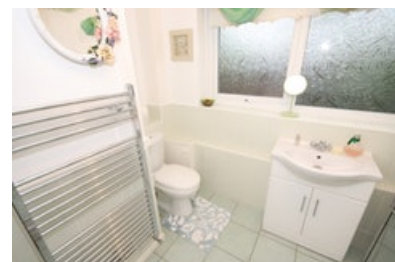
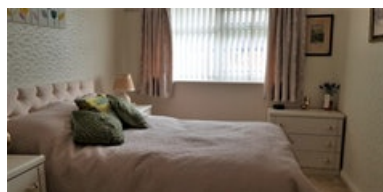
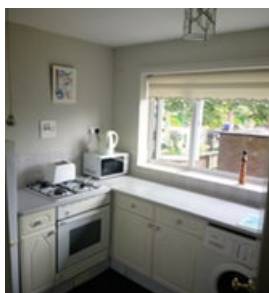
A superb 1 bedroom flat in a quiet cul-de-sac presented to the market with NO CHAIN. Benefiting from private access, low cost fee's, a private garden, shower room. Great sized property perfect for a professional with great amenities within walking distance and excellent transport links.

Key features:

- First floor flat
- One Bedroom
- GCH
- Full UPVC
- Shower Room
- Sought after area
- Fitted wardrobe
- Private garden
- No Chain

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1232.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 100 years remaining
Ground Rent: £400.00 per-annum



..... ONE BEDROOM FLAT IN SOUGHT AFTER AREA

Housesimple are pleased to present to the market this lovely one bedroom flat situated in a very quiet cul de sac in the sought after area of Formby. This flat is on the first floor and has its own private garden area and is ideal for the single person. You have your own intercom controlled private front door to the hallway with staircase to the first floor, upon entering the flat you come in to the good size lounge, from the lounge you enter the kitchen which has been fitted with a range of wall and base units and has integrated oven and hob and co-ordinating worktops.

From a rear hallway you enter the good size bedroom which has fitted wardrobe, from the hallway you enter the bathroom which has corner shower and vanity unit.

To the rear of the flat is a designated private garden.

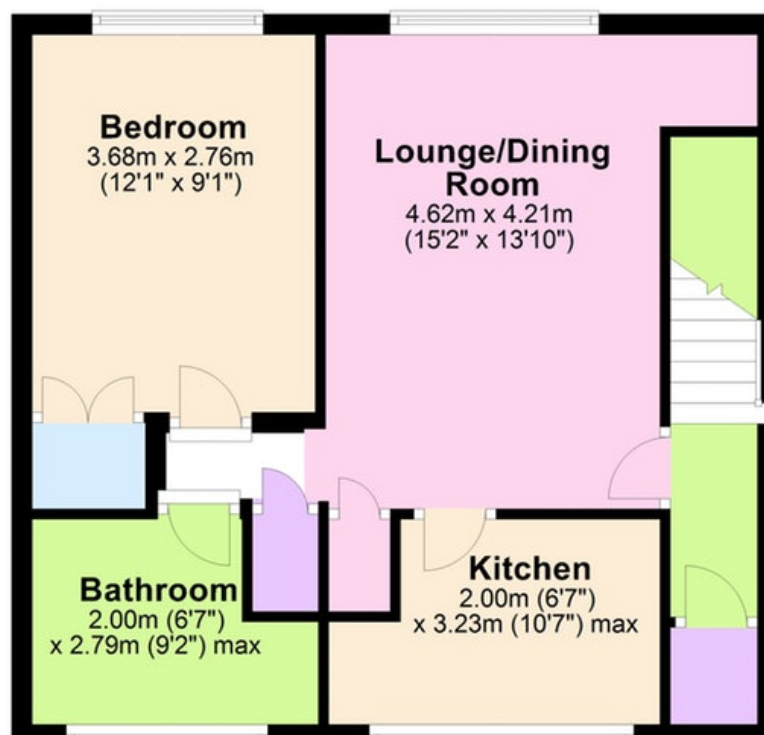
Amenities are within walking distance and the village centre is ten minutes walk away, there are excellent road and transport links with the train station being close by with direct links to Southport or Liverpool.

This is a lovely apartment in a sought after area and we thoroughly recommend early viewing to fully appreciate what this has to offer.

Leasehold proeprty but with very low maintenance and living costs. Contact us today!

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

7, Royal Close, Formby, LIVERPOOL, L37 6BD

Dwelling type: Top-floor flat	Reference number: 0498-5001-7205-3955-7994
Date of assessment: 01 May 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 May 2015	Total floor area: 54 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,028
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 111 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 777 over 3 years </div>
Heating	£ 1,476 over 3 years	£ 879 over 3 years	
Hot Water	£ 330 over 3 years	£ 261 over 3 years	
Totals	£ 2,028	£ 1,251	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #ffc107; color: white; border: 2px solid #0070c0; border-radius: 50%; padding: 5px;">63</td> <td colspan="3"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				63				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">63</td> <td style="text-align: center;">77</td> </tr> </table>	Current	Potential	63	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
			63																	
Current	Potential																			
63	77																			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 63
2 Cavity wall insulation	£500 - £1,500	£ 399
3 Low energy lighting for all fixed outlets	£40	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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