



- \* SHOW APARTMENT NOW OPEN
- \* Two Bedroom Ground Floor Flat
  - \* Help to buy available
- \* New Build Development of Only 9 x 2 Bedroom Apartments
  - \* Gated - Video Intercom
  - \* 250 Year New Lease



### Ground Floor Flat



### Garden Flat, Three Tun Lane, Formby

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



NEW!!! "ANY HOUR" Viewing Booking System - Visit [Logicstates.co.uk](http://Logicstates.co.uk) to book and confirm your viewing online instantly.

Three Tuns Court - SHOW APARTMENT NOW OPEN.

Two Bedroom Ground Floor Flat. Book your viewing now.

Individual new build development of 9 x 2 Bedroom apartments & penthouses. Each apartment has allocated parking & the development is gated.

Situated in the 'Heart' of Formby village with all the local amenities & transport literally on the doorstep!

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Open plan lounge/kitchen - 18'7" x 13'2"

Bedroom one - french doors to garden - 15'1" x 9'6"

Bedroom two - 12'3" x 8'6"

Bathroom with Walk in Halo shower

Exterior:

Private rear garden

Allocated parking space

Gated entrance

Leashold - 250 years

Ground rent - £185 pa

As well as your obligation if applicable to pay our commission or fees we may also receive a commission, payment, fee or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you.

We believe you may benefit from using the services of the following providers..

TRB Financial Services, the Provider, who are Independent Mortgage advisors and Protection Consultants.

Should you decide to use the services of an introduced mortgage advisor, you should know that we would expect to receive a referral fee of approximately £200 from them for recommending you to them.

We believe you may benefit from using the services of Home Legal Services, Liverpool City Centre, Morecrofts Solicitors, Crosby, Michael Rose & Baylis Solicitors, Liverpool City Centre, Kennan Doyle Solicitors, Bootle and Woodward's Solicitors, Ormskirk, who are all solicitors/conveyancers.

Should you decide to use the services of an introduced solicitor/conveyancer, you should know that we would expect to receive a referral fee of between approximately £100-£150 from them for recommending you to them.

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