



Freshfield Road,
Formby, L37 3PS

£110,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within the highly regarded Hillary Court development by McCarthy & Stone, this attractive GROUND FLOOR apartment enjoys an excellent position just a short walk from Formby Village and the Train Station, making it ideal for those seeking convenience without compromise.


Located in PHASE ONE of the development, the apartment offers WELL-PROPORTIONED, LIGHT-FILLED ACCOMMODATION throughout. The welcoming entrance hall provides a useful storage cupboard along with an INTERCOM ENTRY SYSTEM for peace of mind, leading through to a bright and comfortable lounge/dining room with a door opening onto a SUNNY WEST-FACING PATIO AREA.

The FITTED KITCHEN is neatly arranged and well equipped for everyday cooking, while the DOUBLE BEDROOM benefits from a built-in wardrobe concealed behind FULL-HEIGHT MIRRORED DOORS, providing excellent storage without compromising space. The SHOWER ROOM is smartly presented and designed for ease of use.

Hillary Court is known for its strong sense of community and superb facilities, including a RESIDENTS' LOUNGE with KITCHEN, a GUEST SUITE for visiting friends and family, and beautifully LANDSCAPED GARDENS. There is also an ON-SITE DEVELOPMENT MANAGER, a 24-HOUR EMERGENCY CALL SYSTEM, lift access, laundry room, car parking and a bicycle/scooter store.

The apartment is offered with NO ONWARD CHAIN, making it an excellent opportunity for a straightforward purchase. Council Tax Band C - £2,183.38 per annum.

Early viewing is strongly recommended. To arrange yours, call

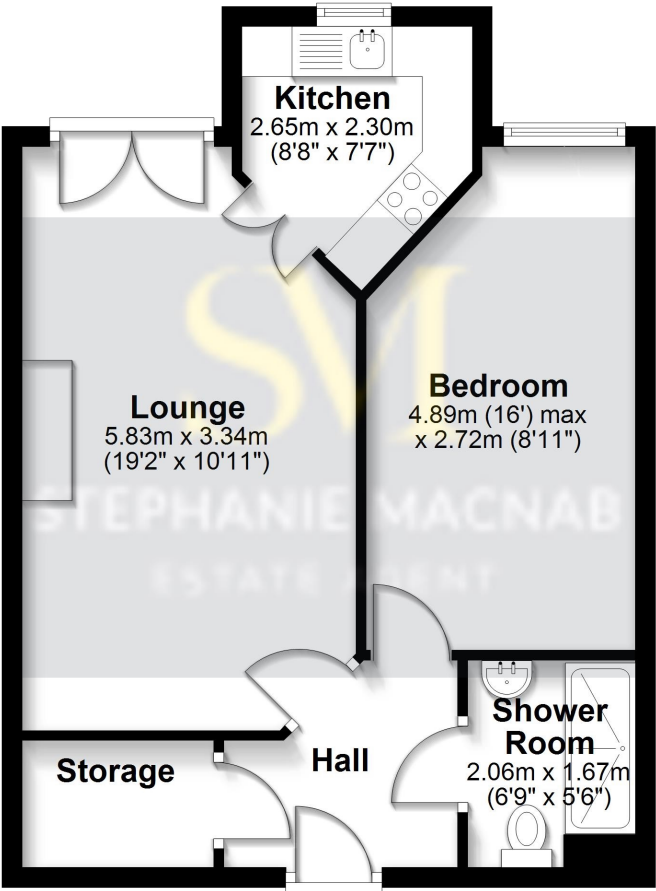
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Ground Floor Apartment

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 46.8 sq. metres (503.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	