



**23 Hillary Court, Freshfield Road, Formby, Liverpool, Merseyside  
. L37 3PS**

**£149,500 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate agents are pleased to present to the market this well appointed first floor apartment which occupies a pleasant position on the south side of this popular established retirement development. Hillary Court is ideally located for all local amenities including Formby Railway Station and just a stones throw away from Formby Village with its vast array of coffee bars, restaurants, local shops and supermarkets including Marks & Spencer and Waitrose. EARLY VIEWING ADVISED.

## FEATURES

- PLEASANT SOUTHERLY FACING POSITION
- LOUNGE WITH DINING AREA
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH W.C.
- ELECTRIC HEATING & DOUBLE GLAZING
- TUNSTALL ENTRY PHONE AND 24 HOUR CARE LINE SYSTEMS
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- ATTRACTIVE COMMUNAL GARDENS & PARKING
- LIFT TO ALL FLOORS



## ROOM DESCRIPTIONS

### Communal Entrance

Entry phone system.

### Communal Residents Lounge

### Lift to all Floors

### Reception Hall

Entry phone; two cloaks cupboards; linen/cylinder cupboard.

### Lounge with Dining Area

10' 9" x 22' 9" into recess (3.28m x 6.93m) U.P.V.C. framed double glazed window; feature fireplace surround fitted with electric fire; double opening glazed doors to:

### Kitchen

7' 6" x 7' 0" (2.29m x 2.13m) (maximum dimensions) U.P.V.C. framed double glazed window; base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven in housing unit; electric hob with extractor above; space for undercounter refrigerator and freezer; part tiled walls.

### Bedroom No. 1

9' 3" x 15' 7" (2.82m x 4.75m) Two U.P.V.C. framed double glazed windows; built in wardrobes with mirrored bi-folding doors, hanging rails and shelving.

### Bedroom No. 2

9' 0" x 13' 6" into recess (2.74m x 4.11m) U.P.V.C. framed double glazed window.

### Shower Room with W.C.

5' 7" x 6' 10" (1.70m x 2.08m) Suite comprising a large tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with cupboards below; low level W.C; tiled walls; tiled floor.

### Outside

### Communal Gardens

### Communal Car Parking

### Note

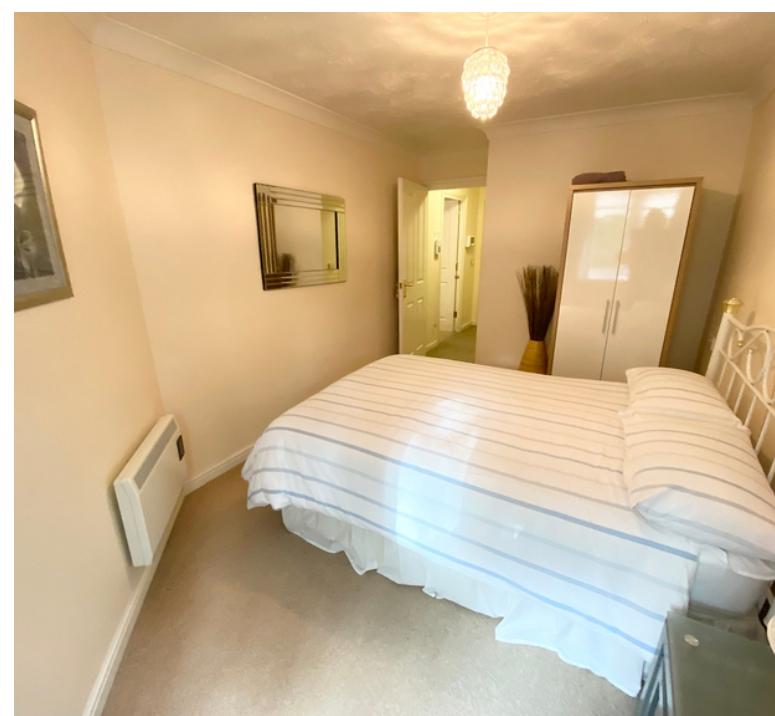
There is a service charge payable, details available on request.

### PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*

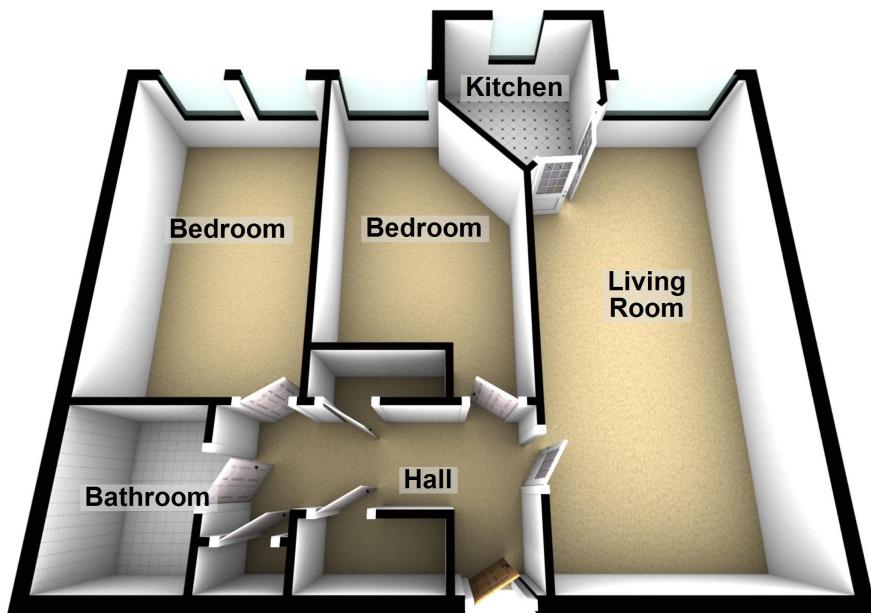






## FLOORPLAN & EPC

### First Floor



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	