



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

Offers in Region of £115,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this attractive and well appointed first floor retirement apartment which occupies an enviable front facing position. The property offers well maintained and immaculately presented accommodation and boasts a recently upgraded shower room. Hillary Court is ideally situated for all local amenities including Formby railway station, Formby Park and Formby Village with its variety of independent shops, coffee bars, restaurants and supermarkets. EARLY VIEWING ADVISED

FEATURES

- NO UPWARD CHAIN
- CLOSE TO FORMBY RAILWAY STATION
- ATTRACTIVE FRONT FACING POSITION
- SPACIOUS LOUNGE WITH DINING AREA
- WELL APPOINTED KITCHEN
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- LUXURY SHOWER ROOM WITH W.C.
- ELECTRIC HEATING & DOUBLE GLAZING
- TUNSTALL ENTRY PHONE & 24 HOUR CARE LINE SYSTEMS
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- LIFT TO ALL FLOORS
- LANDSCAPED COMMUNAL GARDENS



ROOM DESCRIPTIONS

Communal Entrance

Entry phone system.

Communal Residents Lounge

Lift To All Floors

Private Entrance Hall

Large walk-in linen/airing cupboard.

Attractive Lounge

10' 8" x 19' 0" (3.25m x 5.79m) U.P.V.C. framed double glazed window to front; feature fireplace surround with electric fire; glazed double opening doors to:-

Kitchen

7' 6" x 7' 2" (2.29m x 2.18m) range of base, wall and drawer units; single drainer stainless steel sink unit; electric oven in housing unit; electric hob; cooker hood; space for undercounter refrigerator and freezer; part tiled walls; U.P.V.C. framed double glazed window to front.

Bedroom

9' 0" x 13' 6" (2.74m x 4.11m) U.P.V.C. framed double glazed window to front; built in wardrobes with mirrored doors, hanging rails and shelving.

Upgraded Shower Room with W.C.

5' 5" x 6' 8" (1.65m x 2.03m) Suite comprising large walk-in shower compartment with mains fitment; inset wash hand basin in vanity unit with cupboards below; low level W.C.; part tiled walls; extractor.

Outside

Communal Gardens

Communal Parking

Note

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

PLEASE NOTE

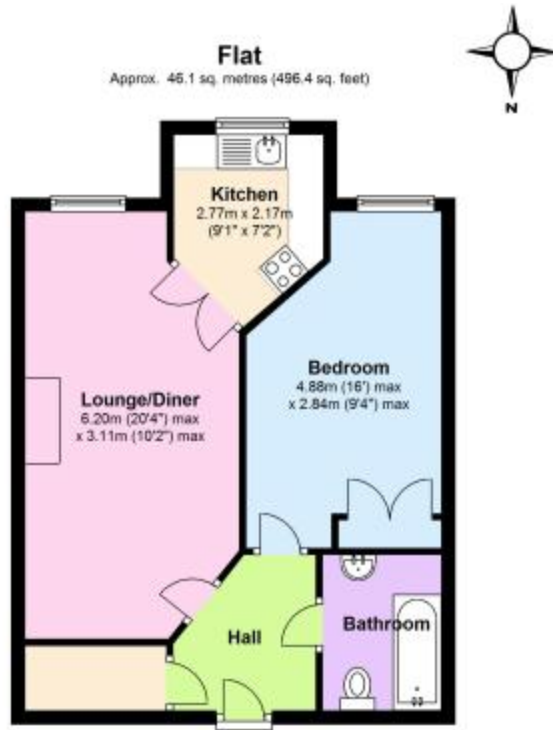
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Total area: approx. 46.1 sq. metres (496.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(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	

