

Shared Ownership  
£47,500



COLETTE  
**GUNTER**  
Estate Agents

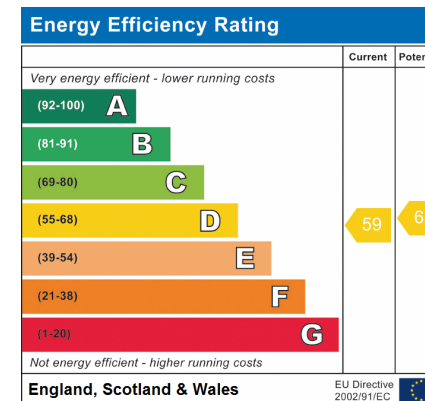


## Features

- LOUNGE WITH DOOR TO COVERED BALCONY
- KITCHEN
- , TWO BEDROOMS, BATHROOM
- COMMUNAL THERMOSTATICALLY CONTROLLED HEATING SYSTEM, U.P.V.C. FRAMED DOUBLE GLAZING
- GUEST BEDROOM FOR FAMILY AND FRIENDS (BY PRIOR ARRANGEMENT)
- COMMUNAL LAUNDRY ROOM & RESIDENTS LOUNGE
- TUNSTALL ENTRY AND ALARM SYSTEM, LIFT TO ALL FLOORS
- BUS STOP IMMEDIATELY OUTSIDE, ATTRACTIVE COMMUNAL GARDENS, PARKING

## Summary of Property

70% SHARED OWNERSHIP FOR THE OVER 55s. Colette Gunter Estate Agents are pleased to present to the market this two bedroom first floor shared ownership apartment which is offered with NO UPWARD CHAIN. Hayward Court is an established retirement development for the over 55s and is situated in a popular residential location which is convenient for local transport links and Formby Village with all its amenities including restaurants, coffee bars and supermarkets including Waitrose and Marks & Spencer. Set in attractive communal gardens the property also has the advantage of a private covered balcony. EARLY VIEWING ADVISED.



## Room Descriptions

### Communal Entrance

Stairs and lift to all floors.

### Residents Lounge

#### Private Hallway

Tunstall entry phone system; cylinder/linen cupboard

#### Lounge 16'03" x 9'07" (4.95m x 2.92m)

U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed door to covered balcony.

#### Kitchen 9'04" x 5'07" (2.84m x 1.70m)

Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven in housing unit; electric hob; space for under counter refrigerator; part tiled walls; U.P.V.C. framed double glazed window to front.

#### Bedroom No. 1 19'06" x 8'06" (into bed recess maximum dimensions) (5.94m x 2.59m)

U.P.V.C. framed double glazed window to front; deep storage cupboard; built in wardrobes with hanging rails, shelving and overbed cupboards.

#### Bedroom No. 2 11'02" x 6'06" (3.40m x 1.98m)

U.P.V.C. framed double glazed window to front; built in wardrobe with hanging rail and shelving; dressing table with knee-hole and drawers.

### Shower Room with W.C.

Suite comprising of a tiled shower compartment fitted with Mira electric shower; pedestal wash hand basin; low level W.C.; part tiled walls; extractor.

### Outside

Attractive Communal Gardens

Communal Parking

#### Note

There is a service charge payable at the property. 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 \*\***



