



Hillary Court, Freshfield  
Road, Formby, L37 3PS

**Offers Over £97,500**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to Hillary Court, a highly regarded development by McCarthy & Stone conveniently situated within walking distance to the Village and Train Station.

Nestled in PHASE TWO of this respected development, you'll discover this FIRST-FLOOR APARTMENT. Boasting WELL-PROPORTIONED ROOMS and a TURNKEY PRESENTATION, this property offers a seamless living experience.

Upon entering, you're greeted by a welcoming ENTRANCE HALL featuring storage cupboards and an intercom entry system. The spacious L-shaped LOUNGE/DINER is bathed in natural light and opens up to a picturesque Juliet BALCONY, perfect for enjoying the surrounding scenery.

Continuing through, the KITCHEN maintains the contemporary theme with its good proportions and front-facing aspect, providing a pleasant space for culinary endeavours.

The generously sized DOUBLE BEDROOM boasts attractive folding mirror doors to its built-in wardrobe, offering ample storage solutions. The UPGRADED CONTEMPORARY SHOWER ROOM, fully tiled, showcases a modern walk-in rain shower and accesses a good-sized airing cupboard.

For added convenience and comfort, both the kitchen and bathroom are equipped with a PalsaCoil Eco on-demand hot-water boiler system, installed in August 2019.

With its IMPECCABLE PRESENTATION, QUALITY FINISHES, and CONVENIENT LOCATION, this apartment at Hillary Court offers a desirable lifestyle for those seeking comfort and convenience.

There are additional details, which include the following:-

Lift

Laundry Room

Communal Lounge with kitchen for various social activities

Guest Suite available for visitors

24-hour telephone care line system recently upgraded

On-site Development Manager

Landscaped Gardens

Car Parking

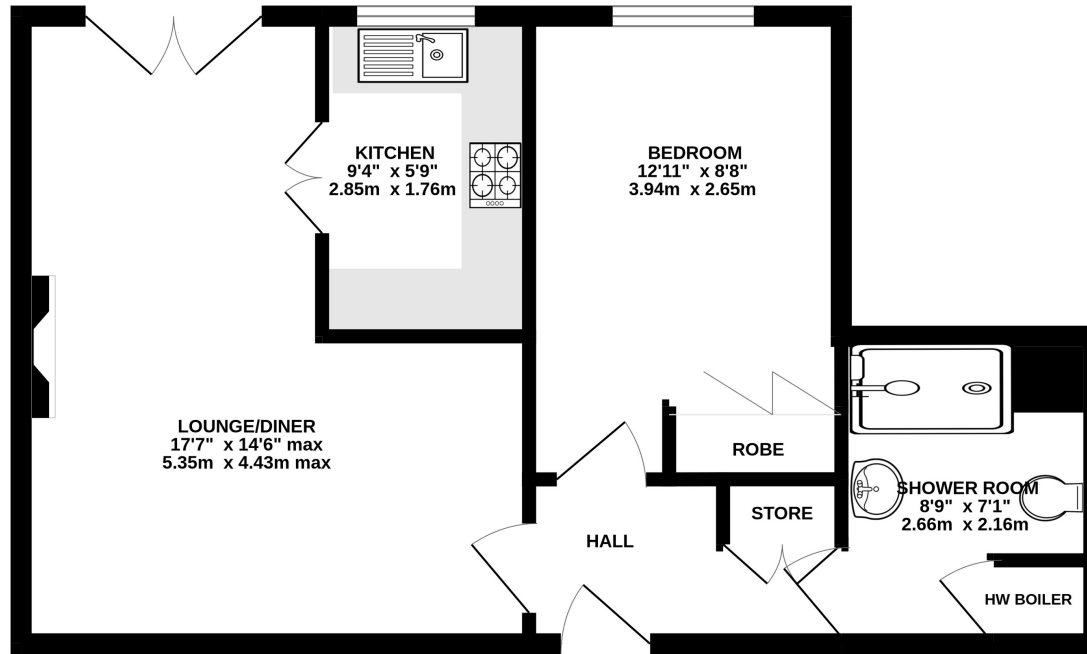
Bicycle Shed

There is NO ONWARD CHAIN. Call to view 01704 516 626.





# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

