



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

£149,500 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to offer for sale this immaculately presented first floor apartment which occupies a pleasant position on the south side of this select retirement development and has the advantage of a dual aspect bright and spacious entertaining room. Hillary Court is ideally located within easy reach of Formby village with all its amenities including doctors, dentist, cafes, Marks & Spencer, Waitrose and Formby railway station. VIEWING IS HIGHLY RECOMMENDED

FEATURES

- NO UPWARD CHAIN
- ATTRACTIVE SOUTHERLY FACING POSITION
- DUAL ASPECT SOUTH/WESTERLEY ENTERTAINING ROOM
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH WC
- 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 system; two cloaks/storage cupboards; linen/cylinder cupboard (new boiler installed April 2017)

Dual Aspect Entertaining Room with Dining Area

18' 02" x 11' 09" (5.54m x 3.58m) Two U.P.V.C framed double glazed windows; feature fire surround fitted with an electric fire; electric storage heater; double opening glazed doors to...

Kitchen

8' 11" x 5' 09" (2.72m x 1.75m) Range of base, wall and drawer units; single stainless steel sink unit; space for an undercounter freezer; freestanding undercounter refrigerator; 'Hotpoint' electric oven in a housing unit; four burner electric hob with a cooker hood above; part tiled walls; U.P.V.C framed double glazed window.

Bedroom No. 1

15' 07" x 9' 03" (4.75m x 2.82m) U.P.V.C framed double glazed window; built in wardrobes with mirrored bi-folding doors, hanging rails and shelving; electric storage heater.

Bedroom No. 2

15' 02" x 8' 01" (4.62m x 2.46m) U.P.V.C framed double glazed window; electric storage heater.

Shower Room with WC

White suite comprising a low level wc with concealed flush; wash hand basin in a vanity unit with a cupboard below and a fitted mirror and light above; large shower enclosure fitted with a mains shower fitment; part tiled walls; extractor fan; heated towel rail.

Outside

Communal Gardens

Communal Car Parking

Note

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

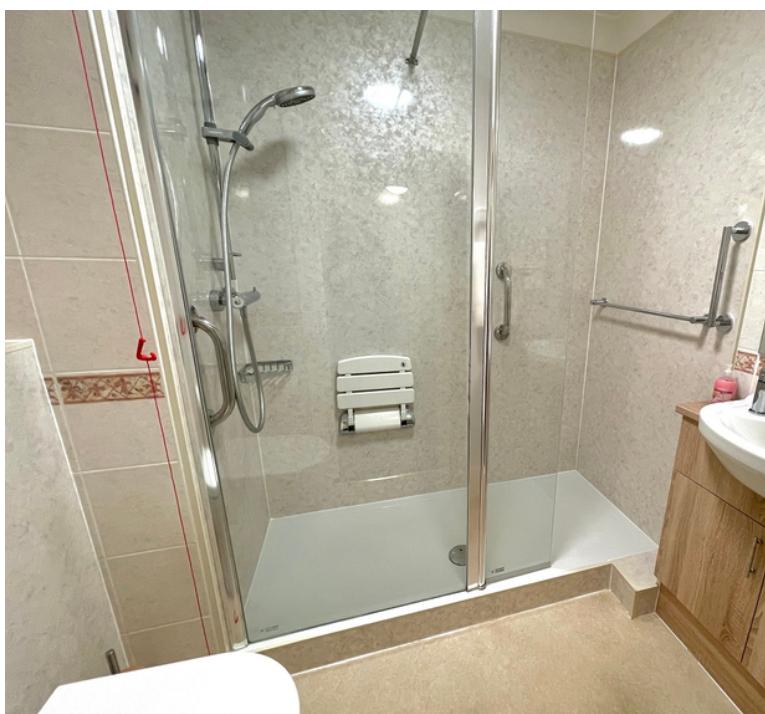
PLEASE NOTE

Property Disclaimer

**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	