



**Flat 3 Deans Court, Gores Lane, Formby, Liverpool, Merseyside.
L37 7HS**

Offers in Region of £285,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to present to the market this rare opportunity to purchase this ground floor apartment which has the advantage of a southerly facing balcony. The property boasts a spacious and versatile floorplan with large entertaining room, attractive dining kitchen, bathroom/shower room and either three bedrooms or two with a dining room. Occupying a pleasant position within this select development which is situated in a highly regarded location which is convenient for all local amenities including local bus routes, Freshfield railway station, Formby Cricket, Hockey, Tennis, Bowling and Golf Clubs and a stones throw away from Formby Village.

FEATURES

- NO UPWARD CHAIN
- GROUND FLOOR APARTMENT
- HIGHLY REGARDED LOCATION
- SPACIOUS LOUNGE WITH SOUTHERLY FACING BALCONY
- THREE BEDROOMS
- DINING KITCHEN
- CLOAKROOM/W.C.
- BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE EN-BLOC WITH ELECTRICALLY CONTROLLED DOOR
- ATTRACTIVE COMMUNAL GARDENS
- COMMUNAL PARKING



ROOM DESCRIPTIONS

Private Entrance

U.P.V.C. framed double glazed door with 'leaded' lights; meter cupboards; laminate flooring.

Hall

Glazed door; storage cupboard with shelving; laminate flooring.

Cloakroom/W.C

Suite comprising an inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled walls; extractor; laminate flooring.

Spacious Entertaining Room with Southerly Facing Balcony

19' 8" into door recess x 13' 1" (5.99m x 3.99m) U.P.V.C. framed double glazed sliding patio door to southerly facing balcony; feature fireplace fitted with electric fire.

Dining Room/Bedroom No. 3

12' 3" x 8' 0" (3.73m x 2.44m) U.P.V.C. framed double glazed window to side.

Attractive Dining Kitchen

13' 10" x 12' 10" (4.22m x 3.91m) Range of base, wall and drawer units; double drainer stainless steel sink unit with mixer tap; double electric oven and grill in housing unit; ceramic hob; cooker hood; plumbing for automatic dishwasher and washing machine; space for upright refrigerator/freezer; china cupboards with spice drawers below; broom cupboard; cupboard housing Ideal Logic gas heating boiler; under unit lighting; pelmet lighting; part tiled walls; Karndean flooring; U.P.V.C. framed double glazed window to front and side.

Bedroom No. 1

15' 8" to wardrobe x 9' 8" wardrobe (4.78m x 2.95m) U.P.V.C. framed double glazed window to side; extensive range of built in furniture to include wardrobes with split and full length hanging rails, shelving, overbed cupboards, bedside tables with drawers, dressing table with knee-hole and drawers; U.P.V.C. framed double glazed window to side.

Bedroom No. 2

11' 8" x 8' 1" (3.56m x 2.46m) U.P.V.C. framed double glazed window to side; fitted wardrobes with hanging rails and shelving.

Bathroom/Shower Room

Suite comprising tiled walk-in shower compartment with mains fitment; panelled bath with mixer tap; inset wash hand basin in vanity unit with cupboards below and illuminated mirror over; low level W.C.; chrome ladder style radiator; tiled walls; Karndean flooring; two U.P.V.C. framed double glazed windows to side with obscure glass.

Outside

Single Garage En-Bloc

Electrically controlled door; power and light.

Attractive Communal Gardens

Service Charge

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

PLEASE NOTE

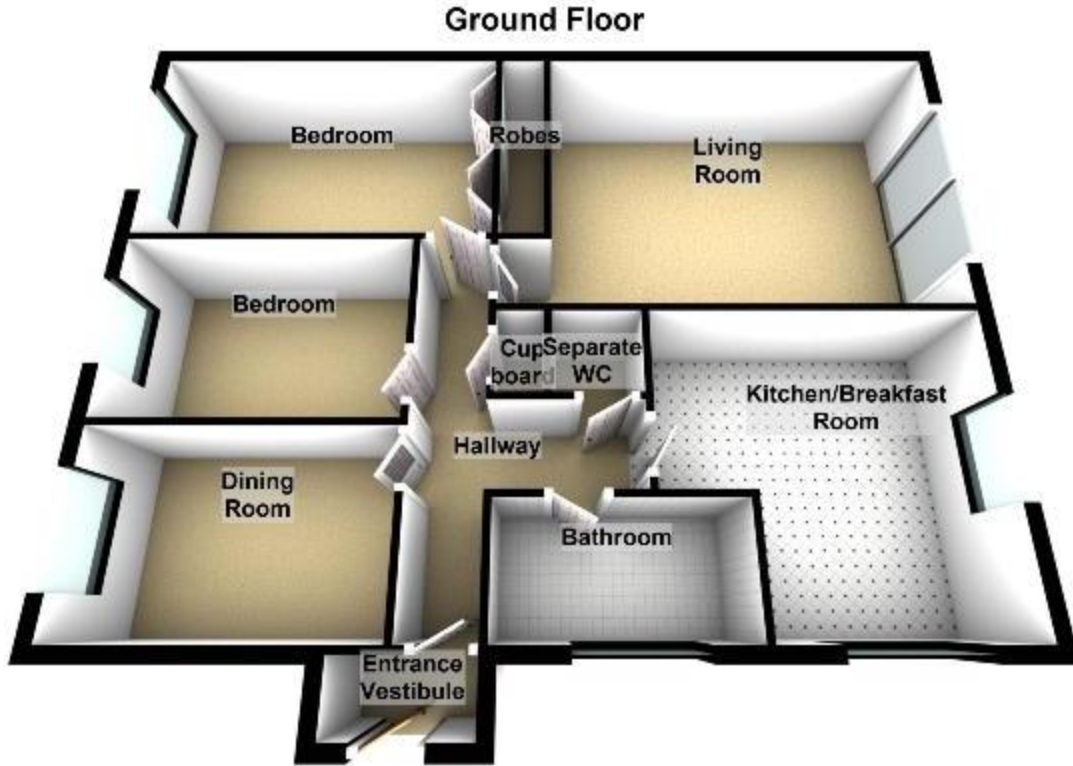
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

