



6 Bredon Court, Old Town Lane, Formby, Liverpool, Merseyside.
L37 3PU

£220,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this attractive first floor apartment which occupies a pleasant front facing position in this well established development. The property has been considerably maintained throughout and features include a spacious lounge, well appointed breakfast kitchen, two double bedrooms and a newly fitted shower room. Bredon Court is situated in a sought after location on Old Town Lane and is convenient for a wide range of local amenities including Freshfield railway station with links to Liverpool & Southport, local bus routes, Formby Cricket, Hockey, Tennis & Golf Clubs and Formby Village with its choice of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- ATTRACTIVE FIRST FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- NEWLY INSTALLED SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE EN-BLOC
- WELL MANICURED COMMUNAL GARDENS



ROOM DESCRIPTIONS

Shared Entrance

Intercom entry system, U.P.V.C. framed double glazed door; U.P.V.C. door to rear; stairs to first floor.

Lounge

13' 8" x 16' 10" (4.17m x 5.13m) U.P.V.C. framed double glazed window to front with Georgian style panes; feature fireplace surround fitted with electric fire; wood effect flooring.

Breakfast Kitchen

Range of base, wall and drawer units; one and a half bowl single drainer ceramic sink with mixer tap; Neff built under electric oven; electric hob; space for upright refrigerator/freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; broom cupboard; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with Georgian style panes; U.P.V.C. framed double glazed window to side.

Inner Hall

Access to partially boarded loft with light.

Bedroom No. 1

10' 8" x 15' 7" into wardrobe (3.25m x 4.75m) U.P.V.C. framed double glazed window to rear; built in wardrobes with mirrored sliding doors, hanging rails, shelving and drawer unit.

Bedroom No. 2

12' 0" x 8' 7" (3.66m x 2.62m) U.P.V.C. framed double glazed window to rear.

Luxury Shower Room with W.C.

Suite comprising large walk in shower compartment fitted with Mira electric shower; inset wash hand basin in vanity unit with cupboards below; bidet; low level W.C.; cupboard housing wall mounted Glow Worm gas heating boiler; part tiled walls; two U.P.V.C. framed double glazed windows to side with obscure glass.

Outside

Garage En-Bloc

Metal up and over door.

Communal Gardens

PLEASE NOTE

There is a service charge payable - £265.00 paid quarterly

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 **

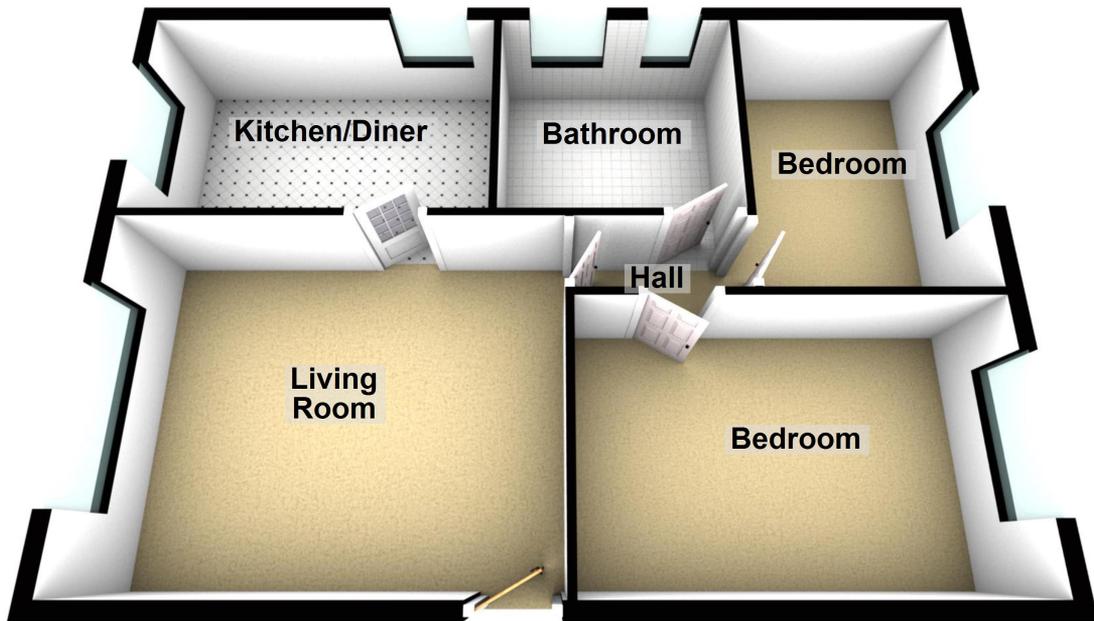






FLOORPLAN & EPC

First Floor



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	