



**Flat 15 Kensington Court, Church Road, Formby, Liverpool,
Merseyside. L37 8BQ**

£80,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...This well planned one double bedroom first floor apartment occupies a pleasant position in this popular established development. The property is conveniently situated for Liverpool and Southport bus routes, Formby railway station and Formby village with all its amenities including Marks & Spencer and Waitrose supermarkets.

FEATURES

- NO UPWARD CHAIN
- WEST FACING LOUNGE
- KITCHEN
- ONE DOUBLE BEDROOM
- SHOWER ROOM WITH WC COMBINED
- DOOR ENTRY PHONE SYSTEM AND 24 HOUR ALARM SYSTEM
- LIFTS TO ALL FLOORS
- HOUSE MANAGER, RESIDENTS LOUNGE
- COMMUNAL LAUNDRY, PARKING AND GARDENS
- GUEST BEDROOM FOR FAMILY AND FRIENDS (BY PRIOR ARRANGEMENT)



ROOM DESCRIPTIONS

Hall

Built in Cloaks/storage cupboard; built in cylinder cupboard; loft access.

West Facing Entertaining Room

18' 00" (into recess) x 10' 04" (5.49m x 3.15m) 0m x 0m (0' 0" x 0' 0") U.P.V.C framed double glazed window; feature fire surround fitted with a log effect electric fire; electric storage heater; open to....

Kitchen

7' 11" x 6' 11" (2.41m x 2.11m) Wall, base and drawer units; space for an under unit refrigerator; slot in cooker with cooker hood above; free standing refrigerator/freezer; single stainless steel sink unit with mixer tap; part tiled walls.

Bedroom

U.P.V.C framed double glazed window; built in wardrobes with hanging rails and shelving.

Shower Room with WC Combined

Suite comprising a low level wc; pedestal wash hand basin. shower enclosure fitted with a 'Triton' electric shower; tiled walls; wall mounted heater.

OUTSIDE

Communal Gardens

COMMUNAL PARKING

Service Charge

There is a service charge payable - please contact the office for further information.

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 **

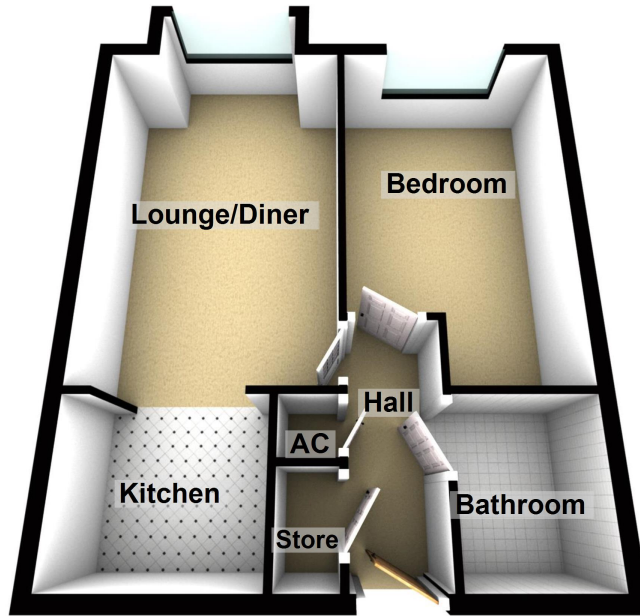






FLOORPLAN & EPC

Ground 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	82	84
(69-80)	C		
(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	