

£95,000
Leasehold



COLETTE
GUNTER
Estate Agents

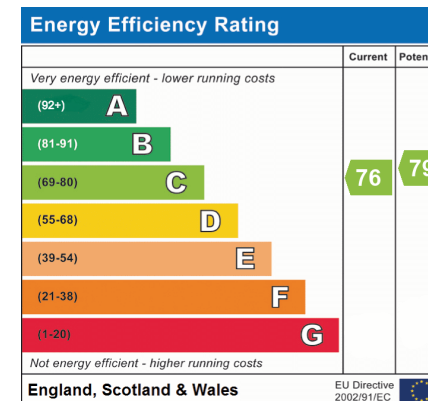


Features

- PRIME LOCATION IN THE HEART OF FORMBY VILLAGE
- FRONT LOUNGE WITH DINING AREA
- KITCHEN
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- BATHROOM WITH WC COMBINED
- LIFTS TO ALL FLOORS
- DOOR ENTRY PHONE SYSTEM AND 24 HOUR ALARM SYSTEM
- RESIDENTS LOUNGE & HOUSE MANAGER
- COMMUNAL LAUNDRY, GARDENS & PARKING
- GUEST BEDROOM BY PRIOR ARRANGEMENT

Summary of Property

NO UPWARD CHAIN...This well planned TWO DOUBLE BEDROOM second floor apartment occupies an enviable position overlooking Church Road and School Lane in this popular established retirement development. The apartment is conveniently situated close to Formby village with all its amenities, including Marks & Spencer and Waitrose supermarkets, shops, cafes and restaurants. Early viewing is advised.



Room Descriptions

Hall

Intercom and emergency pull cord; cloaks cupboard; cylinder cupboard; two wall light points; loft access.

Front Lounge

15' 03" x 11' 07" (4.65m x 3.53m) U.P.V.C framed double glazed window to front; feature fire surround fitted with an electric fire; 'Dimplex' electric storage heaters.

Kitchen

7' 11" x 6' 08" (2.41m x 2.03m) Range of base and drawer units; single stainless steel sink unit with mixer tap; space for a refrigerator and slot in cooker with cooker hood above; part tiled walls; U.P.V.C framed double glazed window.

Bedroom No. 1

11' 08" x 8' 10" (3.56m x 2.69m) U.P.V.C framed double glazed window to side; built in wardrobe with hanging rails and shelving; two wall light points; 'Dimplex' storage heater.

Bedroom No. 2

10' 03" (maximum dimensions) x 8' 03" (3.12m x 2.51m) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rails and shelving; two wall light points; 'Dimplex' storage heater.

Bathroom with WC combined

6' 10" x 5' 08" (2.08m x 1.73m) Suite comprising a low level wc; pedestal wash hand basin; panelled bath; tiled walls; two wall light points; electric heater.

Communal Laundry Room

Equipped with washing machines, tumble dryers, irons and ironing boards.

Communal Lounge

Kitchen area

OUTSIDE

Communal Parking Area

Communal Gardens with Patio Area

NOTE

Service charge payable - details on request.

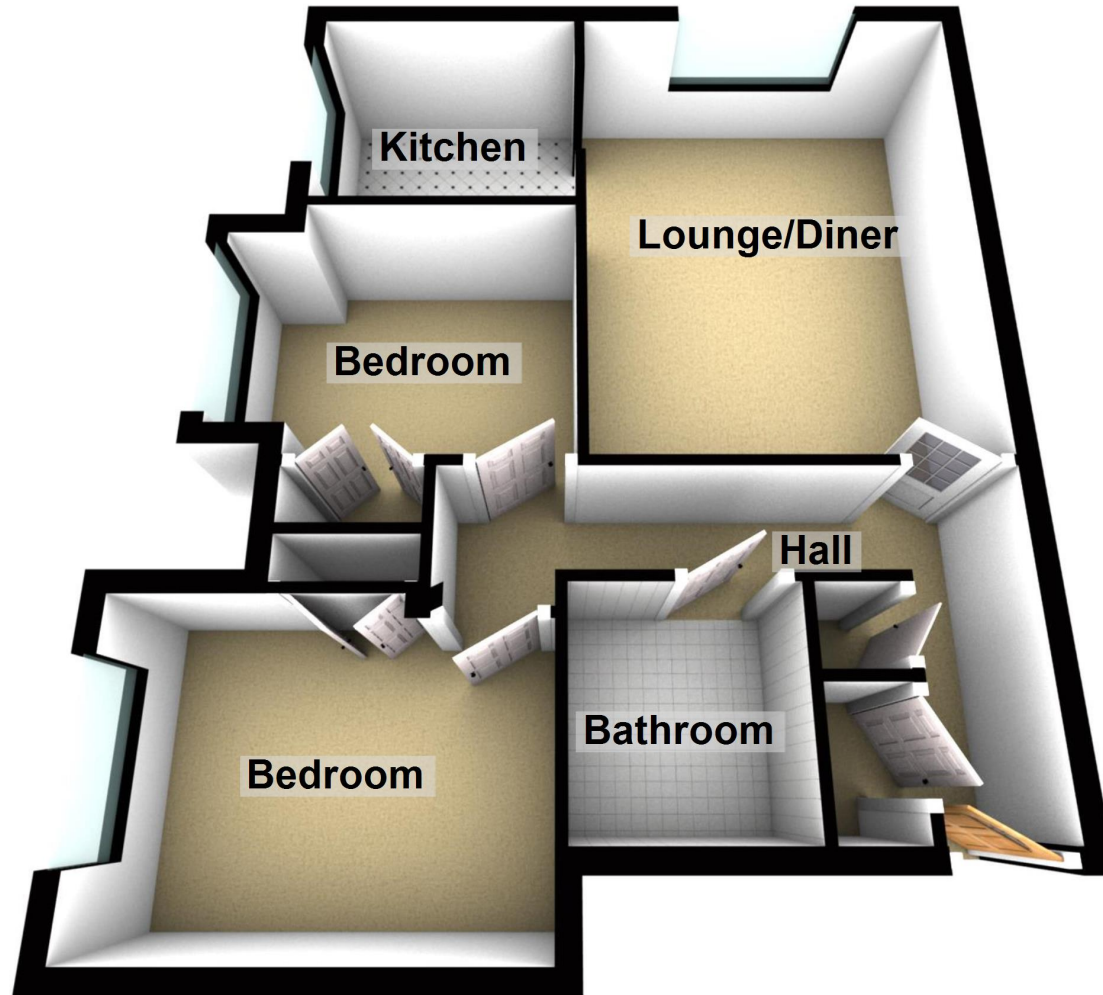
PLEASE NOTE

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 **



Second Floor



Sizes are approximate
Plan produced using PlanUp.