

£290,000
Leasehold



COLETTE
GUNTER
Estate Agents



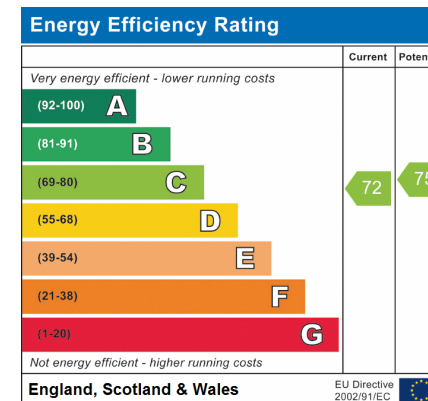
Features

- SOUTHERLY FACING ENTERTAINING ROOM WITH BALCONY
- BREAKFAST KITCHEN
- TWO BEDROOMS WITH BUILT IN FURNITURE
- EN-SUITE SHOWER ROOM & SEPARATE BATHROOM
- GAS HEATING SYSTEM, DOUBLE GLAZING
- GARAGE EN-BLOC WITH POWER AND LIGHT, GUEST PARKING
- COMMUNAL GARDENS

Summary of Property

'No Upward Chain'

A rare opportunity has arisen to purchase a ground floor purpose built apartment with southerly facing veranda. The apartment is situated in a small prestigious development in Freshfield, convenient for Formby Golf Club, Freshfield railway station and is within easy reach of 'The Pinewoods Nature Reserve' and beach.



Room Descriptions

Enclosed Vestibule

Double glazed window.

Hall

Broom cupboard.

Southerly Facing Entertaining Room 17'7" x 16'3" (5.36m x 4.95m)

Double glazed door with double glazed side panels to railed and tiled veranda; feature fireplace with pebble effect electric fire (Not Tested).

Breakfast Kitchen 10'2" x 9'4" (3.10m x 2.84m)

Double glazed window to front with vertical blinds; single drainer stainless steel sink unit with mixer tap; base, wall and drawer units; breakfast bar; integrated fridge and washing machine/dryer.

Bedroom No. 1 14'4" x 11'10" into bed recess (4.37m x 3.61m)

Double glazed window to rear with vertical blinds; built in wardrobes; display shelving; overhead cupboards and long dressing table with knee hole, cupboard and chest of drawers.

En-Suite Shower Room

Suite comprising a large shower enclosure with mains fitment and flexible hose, pedestal wash hand basin and low level w.c.; chrome ladder style heated towel rail; (All Not Tested); tiled walls and floor; double glazed window.

Bedroom No. 2 16'7" x 8'7" into bed and door recess (5.05m x 2.62)

Double glazed window to front with vertical blinds; range of built in furniture to include overbed cupboards, two bedside drawer units, wardrobes with hanging rails and shelving.

Bathroom

Suite comprising a pedestal wash hand basin, panelled bath with shower screen and shower attachment, low level w.c.; airing cupboard housing a wall mounted 'Worcester' gas heating boiler; (All Not Tested); tiled walls and floor; toiletries cupboard; double glazed window.

Outside

Garage En-Bloc

Up and over door; power and light.

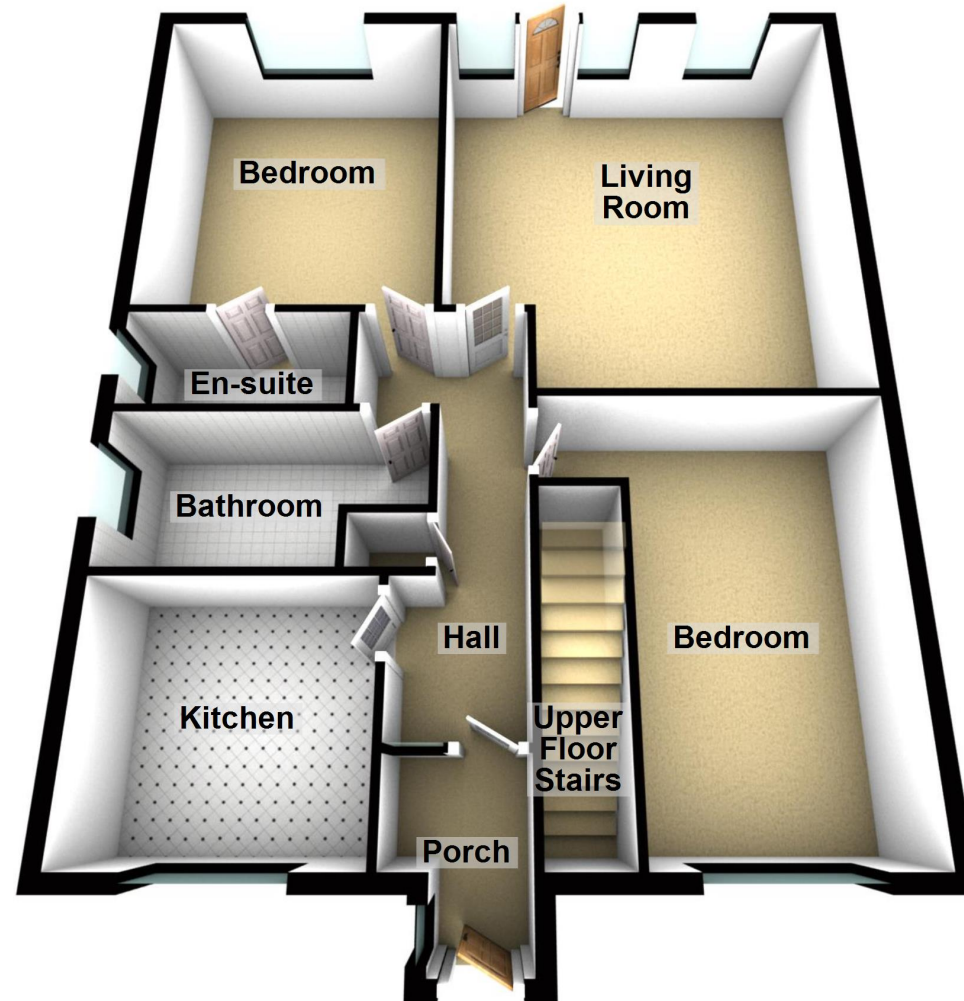
Communal Gardens

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 **



Ground Floor



Measurements are approximate
Plan produced using PlanUp.