



**4 Hillary Court, Freshfield Road, Formby, Liverpool, Merseyside.
L37 3PS**

£155,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this rare opportunity to purchase this spacious GROUND FLOOR apartment which occupies a particularly pleasant position at the front of the development overlooking Freshfield Road and has direct access from the lounge and bedroom onto the communal gardens. Features include a spacious lounge with dining area, well appointed kitchen, TWO double bedrooms and a shower room.

Hillary Court is ideally located for all local amenities including Formby railway station and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- GROUND FLOOR FRONT FACING APARTMENT WITH DIRECT ACCESS TO THE COMMUNAL GARDENS
- SPACIOUS LOUNGE
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH W.C.
- ELECTRIC HEATING & DOUBLE GLAZING
- ENTRY PHONE SYSTEM & 24 HOUR CARE LINE
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- ATTRACTIVE COMMUNAL GARDENS
- CONVENIENT FOR FORMBY RAILWAY STATION & FORMBY VILLAGE



ROOM DESCRIPTIONS

Communal Entrance

Entry phone system.

Communal Residents Lounge

Lift to all Floors

Private Entrance Hall

Large linen/cylinder cupboard.

Lounge

10' 8" x 18' 8" (3.25m x 5.69m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed door providing access to the communal gardens and patio area; feature fireplace surround fitted with coal effect electric fire; glazed double opening doors to:

Kitchen

7' 6" x 7' 4" (2.29m x 2.24m) (maximum dimensions irregular shape) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven in housing unit; ceramic hob; cooker hood; space for under unit refrigerator and freezer; U.P.V.C. framed double glazed window to front.

Bedroom No. 1

11' 2" x 18' 9" into wardrobe (3.40m x 5.71m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed door providing access to the communal gardens and patio area; built in wardrobes with mirrored doors, hanging rails and shelving.

Bedroom No. 2/Dining Room

9' 0" x 15' 7" (2.74m x 4.75m) (maximum dimensions) U.P.V.C. framed double glazed window to front.

Shower Room with W.C.

5' 6" x 6' 9" (1.68m x 2.06m) Suite comprising tiled shower enclosure with mains fitment; inset wash hand basin in vanity unit; low level W.C.; tiled walls; extractor.

Outside

Communal Gardens

Communal Car Park

Note

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 **







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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	