

£145,000  
Leasehold



COLETTE  
**GUNTER**  
Estate Agents

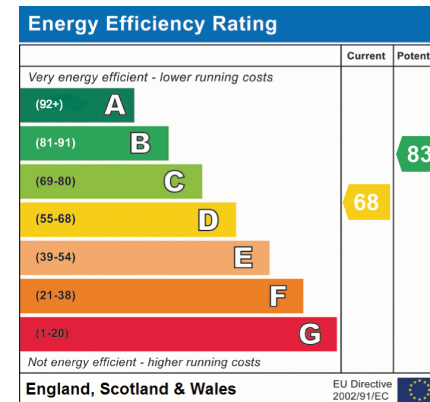


### Features

- ENTRANCE HALL WITH STORAGE CUPBOARDS
- SOUTH FACING LOUNGE WITH DINING AREA
- KITCHEN WITH BUILT IN OVEN, HOB AND EXTRACTOR CANOPY
- SHOWER ROOM WITH WC COMBINED
- ELECTRIC HEATING & DOUBLE GLAZING
- TUNSTALL ENTRY PHONE AND 24 HOUR CARE LINE SYSTEMS
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- ATTRACTIVE COMMUNAL GARDENS AND PARKING
- LAUNDRY AND REFUSE ROOM, LIFT TO ALL FLOORS
- NO UPWARD CHAIN

### Summary of Property

OFFERED WITH NO UPWARD CHAIN.... Colette Gunter Estate Agents are pleased to offer for sale this well planned and spacious two double bedroom 3rd floor retirement apartment which enjoys a south facing aspect. Hillary Court is conveniently situated for Formby Railway Station, local bus routes and Formby village with all its amenities including coffee shops, restaurants and supermarkets.



## Room Descriptions

### Entrance Hall

Electric storage heater (Not Tested); cloaks cupboard; airing/linen store housing a water heater.

### South Facing Entertaining Room

21' 03" (into recess) x 10' 08" (6.48m x 3.25m) U.P.V.C framed double glazed window; feature fire surround fitted with an electric fire; storage heater (Not Tested); double opening glazed doors to...

### Kitchen

9' 03" x 8' 08" (2.82m x 2.64m) Base, wall and drawer units with working surfaces; sink unit with drainer; electric hob with extractor hood above and built under 'Baumatic' electric oven; space for refrigerator and plumbing for washing machine; part tiled walls and tiled flooring.

### Bedroom No. 1

14' 01" (into door & window recess) x 9' 03" (4.29m x 2.82m) U.P.V.C framed double glazed window; built in wardrobe with mirrored folding doors; storage heater.

### Bedroom No. 2

14' 01" (into window recess) x 9' 02" (4.29m x 2.79m) U.P.V.C framed double glazed window; storage heater.

### Shower Room with WC combined

Suite comprising a inset sink in a vanity unit with cupboard below; low level wc; shower enclosure fitted with a mains shower; extractor fan (Not Tested); tiled walls.

### OUTSIDE

There are attractive communal lawned gardens with shrubs and bushes.

### Communal Car Parking

#### Note

There is a service charge payable, details available on request.

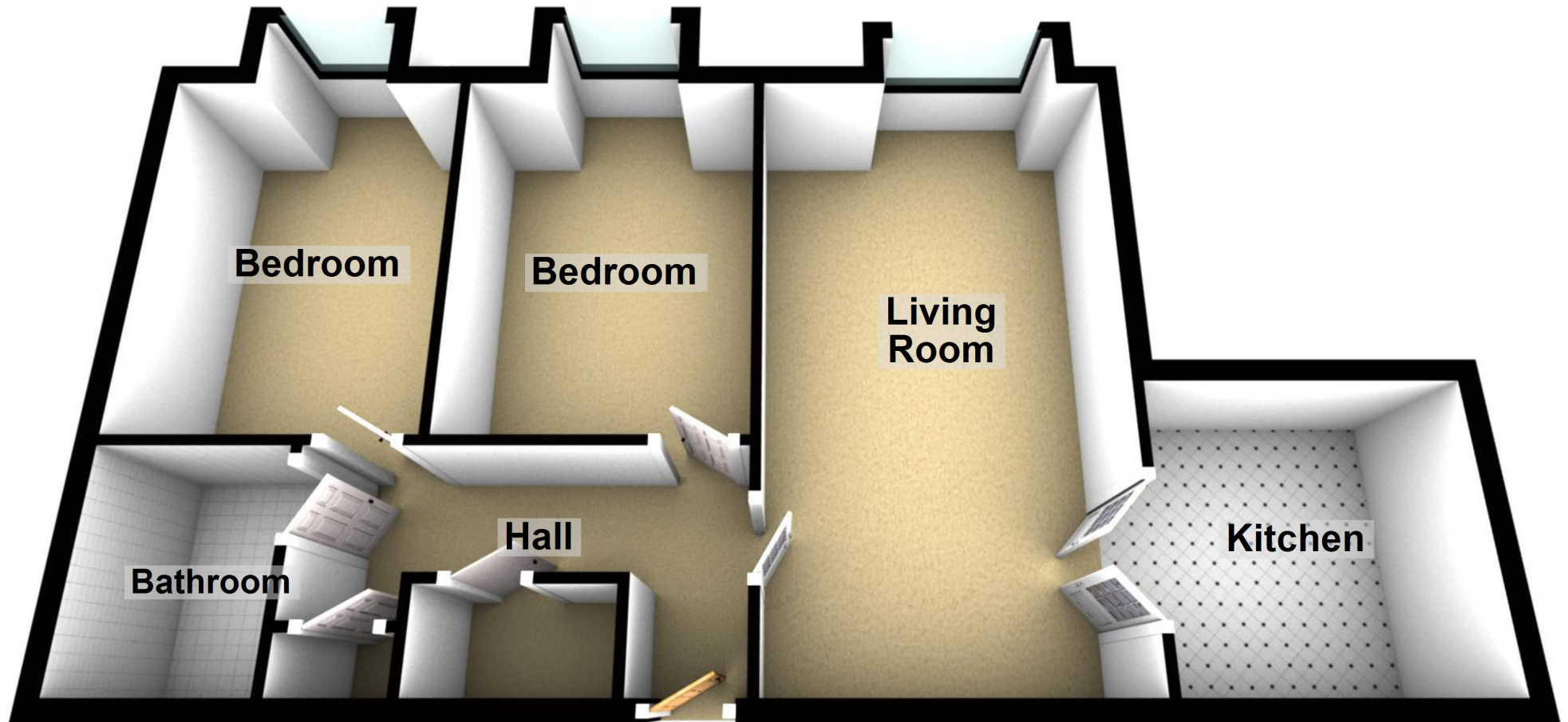
#### PLEASE NOTE

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 \*\***



### Third Floor



Measurement are approximate  
Plan produced using PlanUp.