



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

Offers in Region of £160,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN.....Colette Gunter Estate Agents are pleased to present to the market this rare opportunity to purchase a ground floor retirement apartment which occupies an enviable position within phase two of this popular established development with direct access from the apartment to the southerly facing communal gardens. Hillary Court is ideally located for all local amenities including Formby Railway Station and Formby Village with its vast array of coffee bars, restaurants, local shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO SOUTHERLY FACING COMMUNAL GARDENS
- SPACIOUS LOUNGE WITH DINING AREA
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH W.C.
- ELECTRIC HEATING & DOUBLE GLAZING
- TUNSTALL ENTRY PHONE SYSTEM & 24 HOUR CARE LINE
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- ATTRACTIVE COMMUNAL GARDENS
- COMMUNAL PARKING
- LIFT TO ALL FLOORS



ROOM DESCRIPTIONS

Communal Entrance

Entry phone system.

Communal Residents Lounge

Lift to all Floors

Private Entrance Hall

Spacious Lounge with Dining Area

10' 9" x 22' 7" (3.28m x 6.88m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed French door providing direct access to communal gardens; feature fireplace surround fitted with electric fire; glazed double opening doors to:-

Kitchen

7' 6" x 7' 3" (2.29m x 2.21m) (maximum dimensions) Range of base, wall and drawer units; single drainer stainless steel sink unit; electric oven in housing unit; electric hob; cooker hood; space for undercounter refrigerator and freezer; part tiled walls; U.P.V.C. framed double glazed window.

Bedroom No. 1

9' 3" x 16' 0" (2.82m x 4.88m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed door providing direct access to communal gardens; built in wardrobes with mirrored sliding doors, hanging rail and shelving.

Bedroom No. 2

8' 9" x 17' 9" (2.67m x 5.41m) (maximum dimensions) U.P.V.C. framed double glazed window to side; built in wardrobes with mirrored bi-folding doors, hanging rails and shelving.

Shower Room with W.C.

5' 5" x 6' 8" (1.65m x 2.03m) Suite comprising a large shower compartment with mains fitment; inset wash hand basin in vanity unit; low level W.C.; part tiled walls; extractor.

Outside

Communal Gardens

Communal Car Parking

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 **

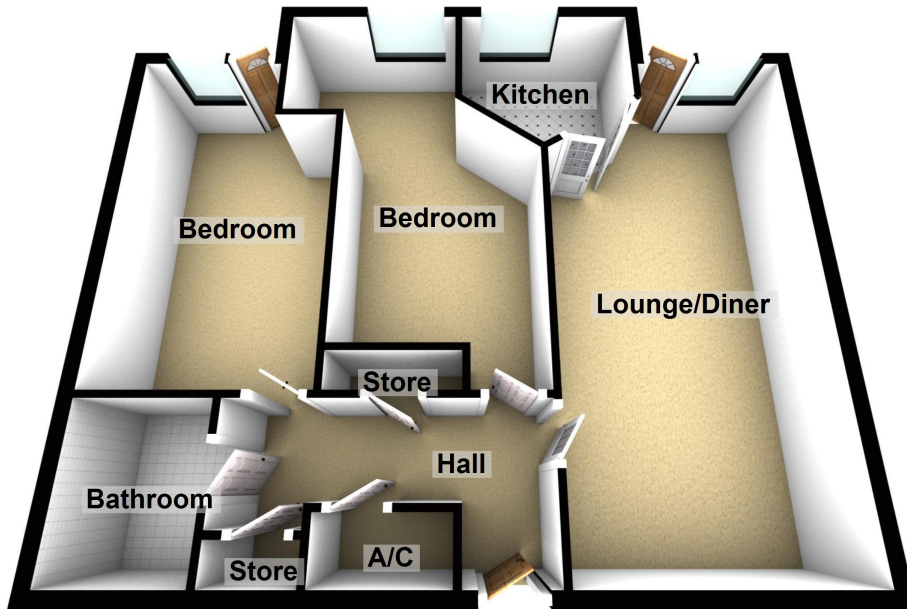






FLOORPLAN & EPC

Ground Floor



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	83
(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 