



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

Offers Over £100,000 Leasehold

FOR SALE





## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this attractive and well appointed first floor retirement apartment which occupies an enviable westerly facing position. The property offers well maintained and immaculately presented accommodation and boasts a recently upgraded shower room. Hillary Court is ideally situated for all local amenities including Formby railway station, Formby Park and Formby Village with its variety of independent shops, coffee bars, restaurants and supermarkets. EARLY VIEWING ADVISED

## FEATURES

- CLOSE TO FORMBY RAILWAY STATION
- ATTRACTIVE WESTERLY FACING LOUNGE
- WELL APPOINTED KITCHEN
- ELECTRIC HEATING AND DOUBLE GLAZING
- LUXURY SHOWER ROOM WITH W.C.
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- TUNSTALL ENTRY PHONE & 24 HOUR CARE LINE SYSTEMS
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- LANDSCAPED COMMUNAL GARDENS



## ROOM DESCRIPTIONS

### Communal Entrance

Entry phone system.

### Communal Residents Lounge

### Lift To All Floors

### Private Hall

Entry phone system; large cylinder/linen cupboard.

### Attractive Lounge

10' 06" x 17' 07" (3.20m x 5.36m) U.P.V.C. framed double glazed window to rear; feature fireplace with electric fire; glazed double opening doors to:-

### Well Appointed Kitchen

7' 0" x 7' 05" (2.13m x 2.26m) Range of base, wall and drawer units, single drainer stainless steel sink unit' Neff 'hide and slide' electric oven in housing unit; ceramic hob; space for under counter refrigerator and freezer; part tiled walls; U.P.V.C. framed double glazed window to rear.

### Bedroom

13' 02" x 13' 03" (4.01m x 4.04m) Two U.P.V.C. framed double glazed windows to rear; built in wardrobe with mirrored doors, hanging rails and shelving.

### Luxury Shower Room with W.C.

6' 11" x 5' 05" (2.11m x 1.65m) Suite comprising large tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with mixer tap and drawers below; low level W.C.; fitted mirror; tiled walls; extractor.

### Outside

### Communal Gardens

### Communal Parking

### Council Tax Band - C

### EPC Rating - B

### 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 \*\*





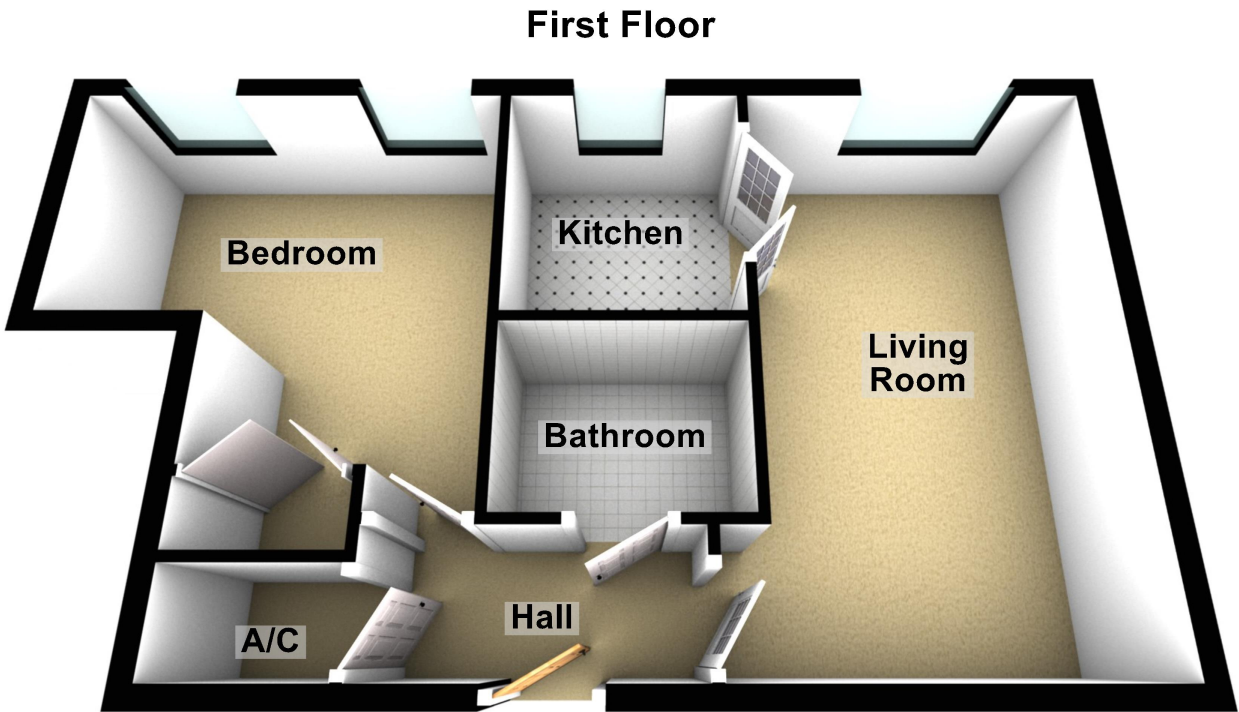








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

**15 Hillary Court, Formby**

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            | 86      | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |