



**KAREN PARKS**  
SALES & LETTINGS



**4 The Gowery Church Road, Liverpool, L37 8BG**

**£225,000**

Karen Parks Sales and Lettings are delighted to bring to market this generously proportioned two bedroom, ground floor apartment. Situated in a block of just 14 apartments, the development was completed in 2004. The property briefly comprises of: hallway, kitchen opening into a lounge-diner. Two bedrooms with an ensuite shower room to the main bedroom and a separate family bathroom. There is communal parking and gardens to the rear - where residents are encouraged to use and enjoy the space to sit in the summer months. The property is situated less than 400m from Formby village with all it's amenities such as shops, cafes, hairdressers and restaurants. It is also within easy reach of Transport Links. This would make a perfect property for those looking to downstairs or for a first home. Offered for sale WITH NO ONWARD CHAIN. The owner is offering a rare opportunity that they will pay a contribution towards new kitchen cupboard doors/worktops and carpets for the new owner- please call the office for further details.

## ACCOMMODATION

### Communal Hall



There is a communal door into the building that is accessed with secure key entrance. There is both stairs and a lift in the building to access the apartment.

### Hallway

The hallway has one radiator and a storage cupboard. There is also an intercom system in the hallway to allow access at the main door.

### Lounge-Diner 18'10" x 10'6" (5.76 x 3.22)



The lounge-diner can either be accessed off the kitchen or from the hallway. This room is a bright space with a double glazed bay window allowing an abundance of light to flow in and giving lovely views of the beautifully maintained rear communal gardens. There is one radiator.

### Kitchen 10'5" x 7'10" (3.19 x 2.41)



The kitchen has a range of wall and base units providing storage, there is a double glazed window above the sink. The boiler is located in the kitchen. There is a fully fitted kitchen with integrated oven, hob, extractor fan, dishwasher, washing machine and fridge-freezer. The kitchen opens into the lounge-diner.

### Bedroom 1 18'11" x 10'0" (5.78 x 3.07)



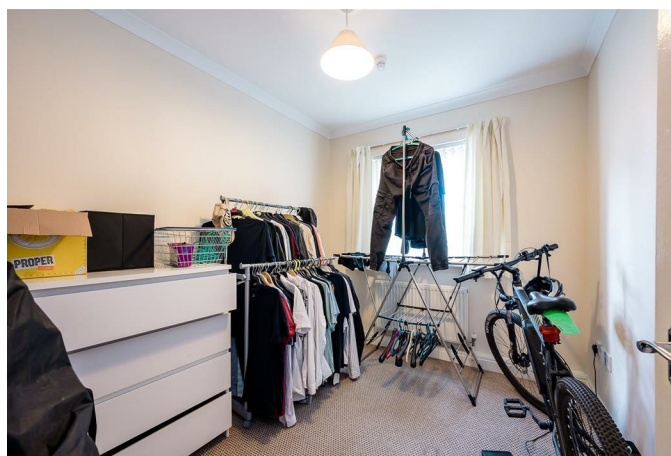
The master bedroom has a double glazed window looking out over the communal gardens and one radiator. Door to ensuite.

### Ensuite



The ensuite comprises of a corner shower cubicle, hand wash basin, WC, radiator and extractor fan.

### Bedroom 2 9'6" x 8'2" (2.90 x 2.49)



The second bedroom has one radiator and a double glazed window.

### **Bathroom 6'5" x 5'8" (1.98 x 1.74)**



The bathroom which is situated off the hallway comprises of a bath with over head shower attachment, hand wash basin, WC, radiator and extractor fan.

### **Communal Areas**



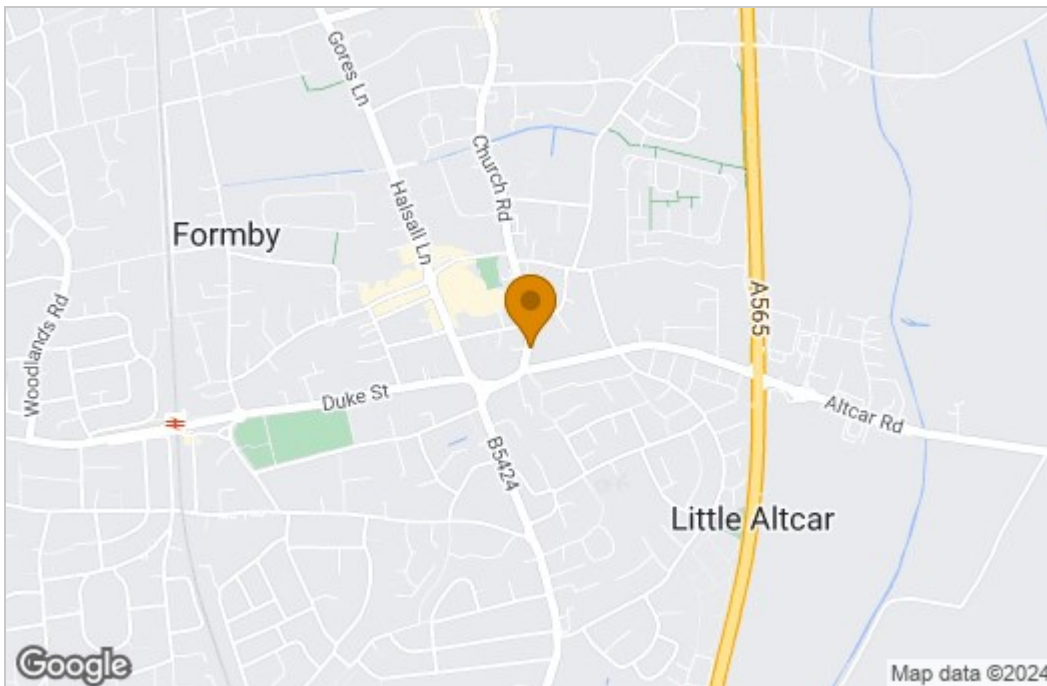
There are communal gardens to the front and rear of the building which residents are encouraged to use and also communal parking to both the front and back of the building. The communal areas and gardens are cleaned and maintained to an agreed service plan, the cost of which is included in the service charge. The service charge also includes statutory inspections and mtce of the lift and communal fire alarm system which serves all the apartments, external window cleaning and the painting of all external and internal surfaces to a set plan stated in the leasehold documentation.

### **Important Information**

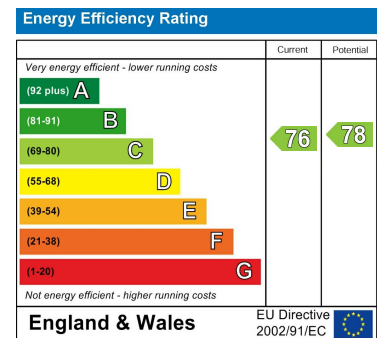
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.