

KAREN PARKS
SALES & LETTINGS



1 Hillary Court, Formby, Liverpool, L37 3PS

£110,000

Karen Parks Sales and Lettings are delighted to bring to market this one bedroom ground floor apartment, situated to the rear of the building with a door leading out to paved patio. The apartment comprises of a hallway with large storage cupboard, bedroom, shower room, lounge-diner and a kitchen. There is a communal lounge where activities take place, communal laundry room and communal gardens surrounding the building that are beautifully maintained. There is a secure entrance door and pull cords in all rooms in case of a fall. The property is situated in an excellent position just a short stroll from Formby railway station and also from Formby village with all its amenities such as shops, cafes and hairdressers. The property is offered for sale **WITH NO ONWARD CHAIN**.

Accommodation

Communal Entrance

There is a secure communal entrance into the building with lift and stairs to all floors. There is a communal laundry room and communal lounge where activities take place for residents to enjoy if they wish.

Hall



There is hallway with a large storage cupboard.

Lounge-Diner 19'7" x 10'9" (5.97 x 3.29)



The lounge-diner is a good size room and has an electric fire as a focal point to the room, one electric heater and a door leading out onto a patio. There is access to the kitchen from here.

Kitchen 7'6" x 7'6" (2.31 x 2.31)



The kitchen has a range of wall and base units providing storage, there is a stainless steel sink, integrated oven and hob, double glazed window and space for a fridge-freezer.

Bedroom 1 15'8" x 8'11" (4.78 x 2.73)



The bedroom has a range of fitted wardrobes providing plenty of storage for the room and a fitted dressing table with drawers with a double glazed window above allowing in light. There is an electric heater.

Shower Room 6'9" x 5'6" (2.08 x 1.68)



There is large walk in shower with grab rails and a pull down seat, WC, sink with cupboard below and extractor fan.

Outside

Gardens

There is communal gardens surrounding the building and a paved patio leading out from the lounge door - to enjoy a morning coffee in the sunshine.

Important Information

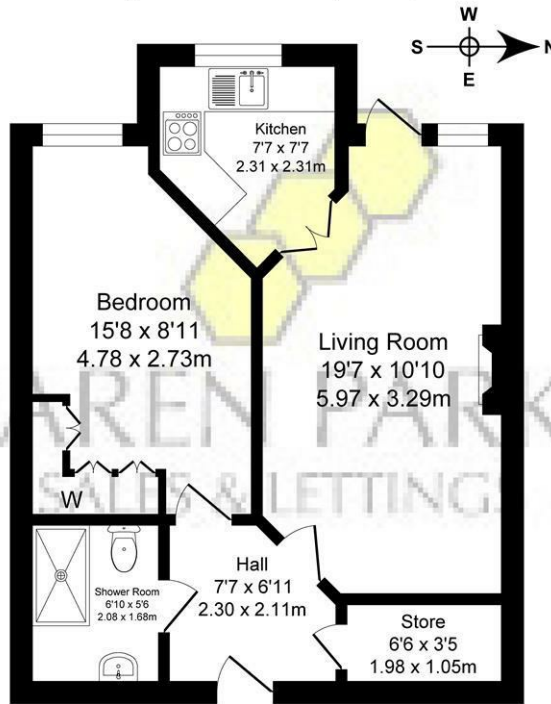
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

Freshfield Road, Formby

Total Approx. Floor Area 507 Sq.ft. (47.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

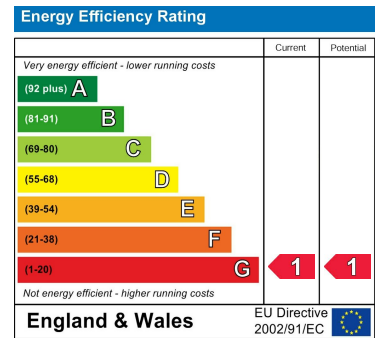


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Area Map



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.