



**KAREN PARKS**  
SALES & LETTINGS



**Freshfield Road, Formby, Liverpool, L37 3PS**  
**Offers Over £95,000**

Karen Parks Sales and Lettings are delighted to bring to market this one bedroom, second floor retirement apartment situated in Hillary Court. The apartment is situated on Freshfield Road - just a short stroll away from Formby village with all it's amenities such as shops, cafes and hairdressers. It is also on a bus route and a stones throw from Formby train station. The property briefly comprises of hallway, bedroom, bathroom and lounge opening into kitchen. There is a communal lounge and laundry room in the development and gardens. There is a secure access front door and both stairs and a lift to all floors. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Communal Areas

There is a communal lounge where residents can sit and enjoy a social chat or activity. There is a laundry room for residents to use with both washing machines and dryers.

### Hallway



The hallway has a storage cupboard.

### Bedroom 1 15'8" x 5'4" (4.79 x 1.64)



The bedroom has fitted wardrobes and cupboards providing plenty of storage for the room. There is an electric heater and a full length double glazed window making it a bright room.

### Bathroom 6'9" x 5'6" (2.08 x 1.69)



The bathroom comprises of a bath with overhead shower, WC and hand wash basin with cupboard below.

### Lounge 19'5" x 10'9" (5.94 x 3.29)



The lounge is a good size and has an electric heater, a feature fire surround and double glazed Juliet balcony doors allowing an abundance of light to flow in. Double doors into kitchen.

### Kitchen 7'7" x 4'10" (2.32 x 1.48)



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

### Outside

#### Communal Gardens



Communal gardens that are beautifully maintained spanning the surrounding of the building.

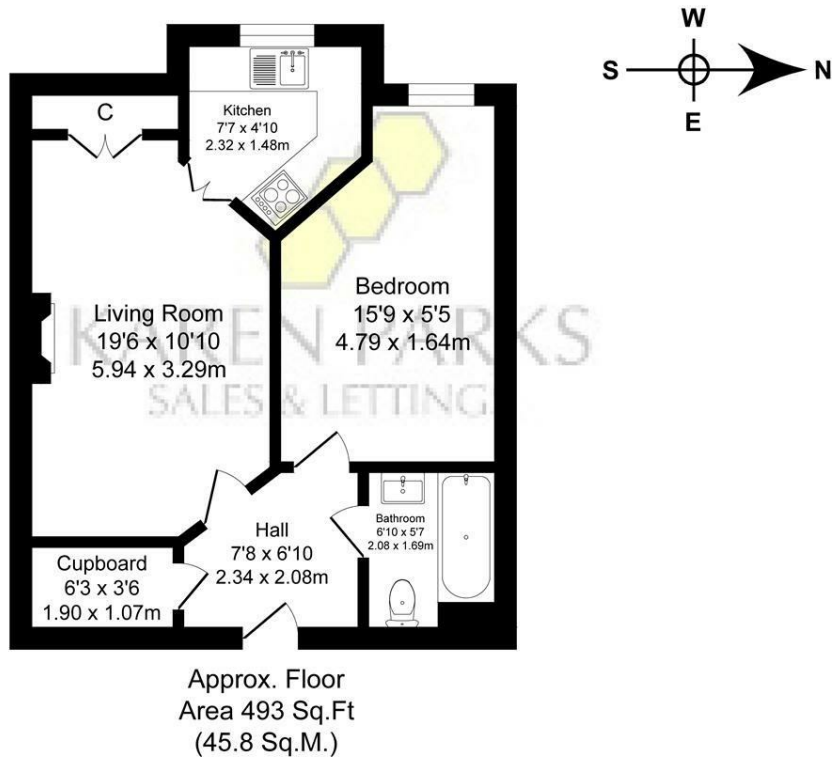
### Important Information

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.

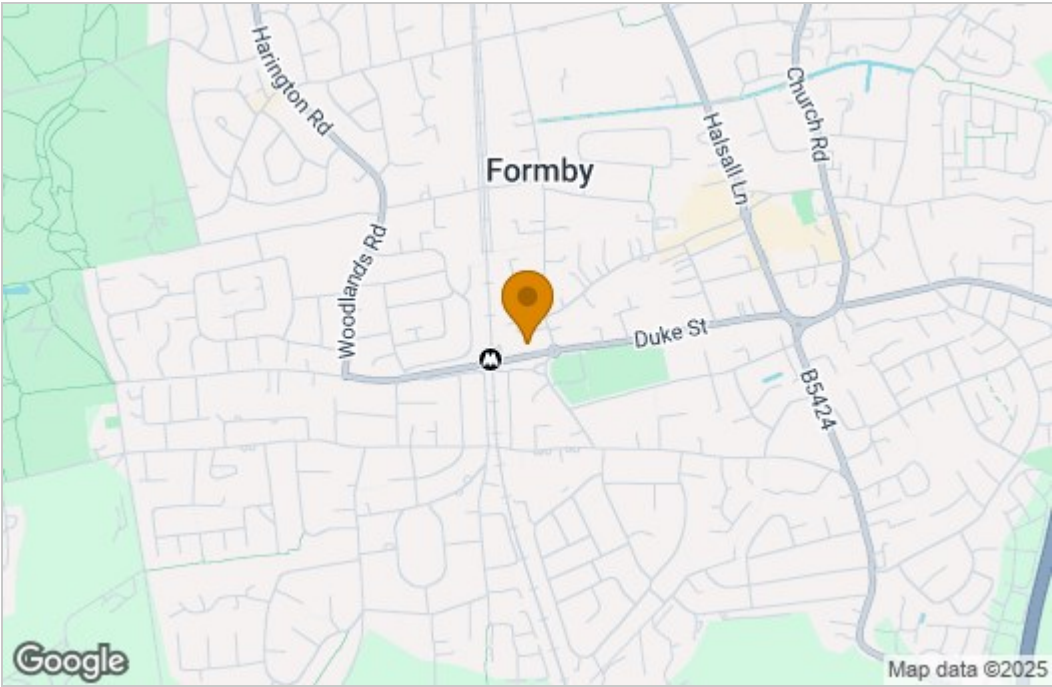
Floor Plan

Hillary Court, Freshfield Road, Formby  
Total Approx. Floor Area 493 Sq.ft. (45.8 Sq.M.)

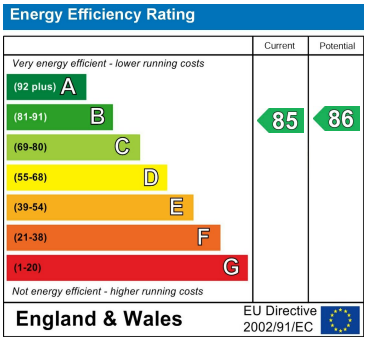
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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