



KAREN PARKS
SALES & LETTINGS



9 Kensington Court Church Road, Liverpool, L37 8BQ

£80,000

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this one bedroom, ground floor retirement property. The apartment briefly comprises of: hallway with two storage cupboards, a modern shower room, double bedroom and a lounge-diner open into kitchen. There is a communal lounge where activities take place, a laundry room situated on the ground floor and a guest bedroom for relatives to stay in. The

building has a secure access door and both stairs and lifts to the other floors in the building. The property is conveniently located just a short stroll away from Formby village with all it's amenities such as shops, restaurants, cafes and hairdressers. It is also situated on a bus route. Offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Communal Hallway

There is a secure communal entrance into the building, with both a lift and stairs up to the apartment.

Hallway

Hallway with two cupboards for storage and one containing the water tank.

Lounge-Diner



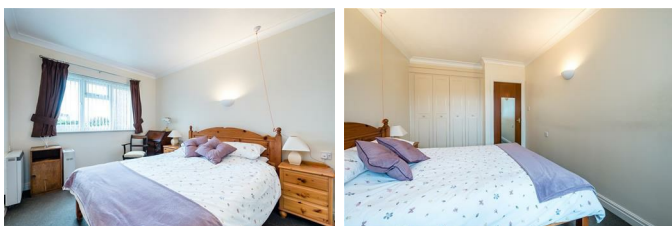
The lounge-diner is a bright space with a full length double glazed window looking out to the front of the property allowing an abundance of light to flow in. There is one electric heater and a feature fireplace with electric fire as a focal point to the room. Archway leading into the kitchen.

Kitchen



The kitchen has a range of base units for storage and a sink with draining board. Space for fridge-freezer and oven. There is an integrated extractor fan. Archway leading into lounge.

Bedroom 1



The master bedroom is an excellent size with space for a king size bed. There is a row of fitted wardrobes providing storage and a double glazed window.

Shower Room



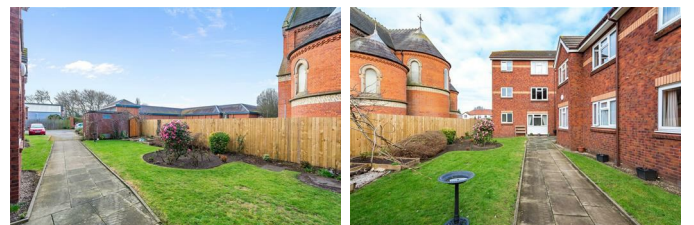
The modern shower room comprises of a large walk in shower with electric shower, WC, hand wash basin with cupboard below and heated towel rail.

Communal Areas



There is a communal lounge and kitchen for residents to use on the ground floor and where activities take place. There is a communal laundry room with washing machine and dryer. There is a guest room that family members can use when they visit.

Outside



There are communal gardens surrounding the building and a space to the rear for residents to sit and enjoy the sun.

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

Kensington Court

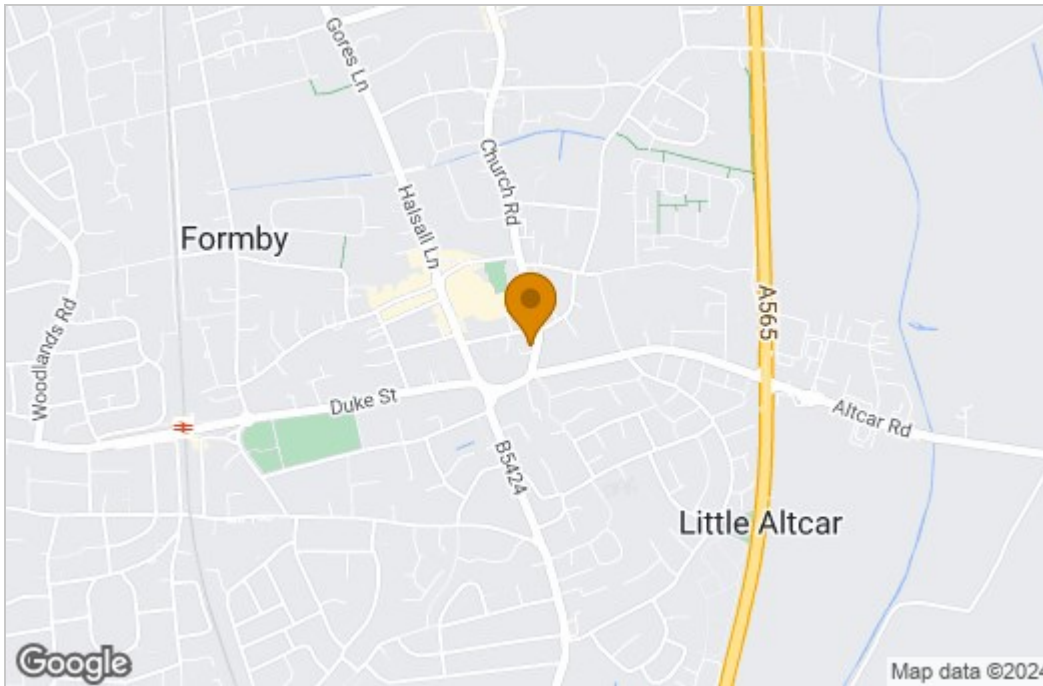
Total Approx. Floor Area 470 Sq.ft. (43.7 Sq.M.)

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.

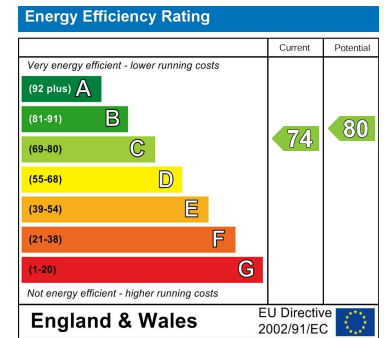


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Area Map



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.