

KAREN PARKS
SALES & LETTINGS



Apt 3 The Gowery Church Road

Formby, Liverpool, L37 8BG

£990 Per Calendar Month



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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 upstairs apartments.

Hallway

The hallway has one radiator and a storage cupboard. There is also an intercom with a remote access button located in the hallway which can be used to let visitors in through the front main door.

Lounge-Diner

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 gardens to the front. There is one radiator.

Kitchen

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

The master bedroom has a double glazed window looking out over the communal gardens and one radiator. Door to ensuite. There are aerial points and phone plugs.

Ensuite

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

Bedroom 2

The second bedroom has one radiator and a double glazed window. There are aerial points and phone plugs.

Bathroom

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 substantial and private 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 excellent communal gardens are a huge addition to the property, as very few apartment blocks offer such spaces for residents to enjoy. 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 maintenance 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. Once all apartments are sold the freehold will be vested in its own management company which will then be under the control of the apartment owners.

Important Information

Tel: 01704 835780



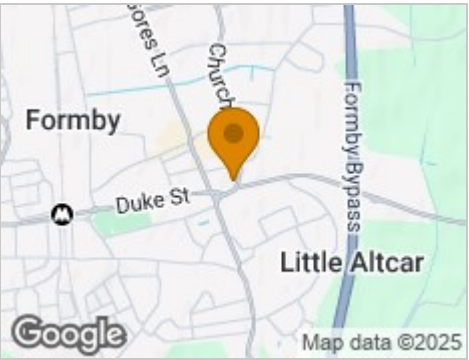
Road Map



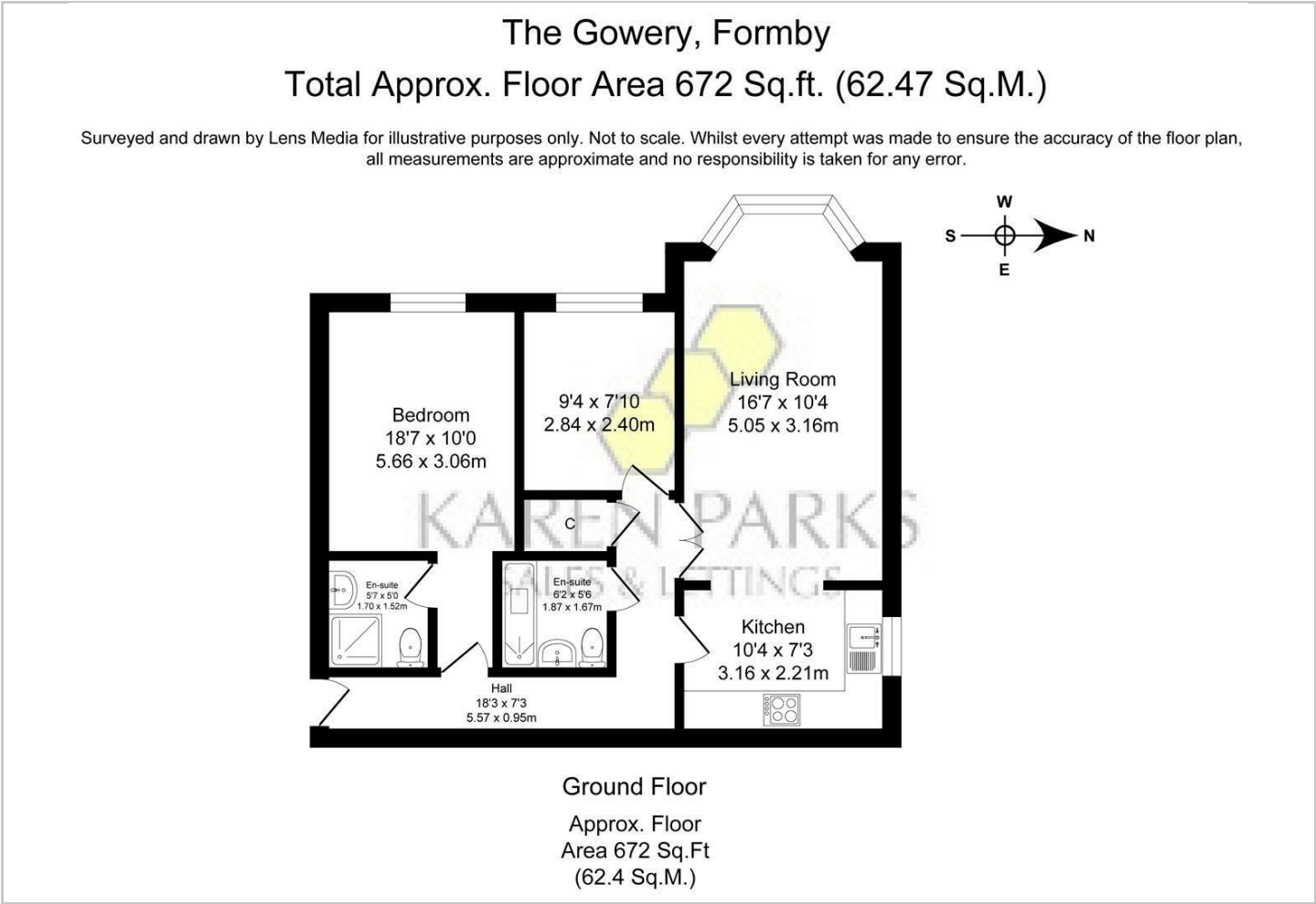
Hybrid Map



Terrain Map



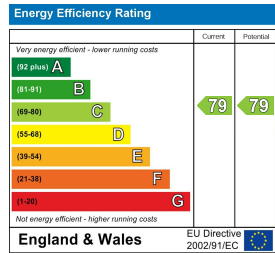
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.