



**KAREN PARKS**  
SALES & LETTINGS



**14A The Gowery Church Road, Liverpool, L37 8BG**  
**£250,000**

Karen Parks Sales and lettings are delighted to offer the rare opportunity to purchase this extremely spacious and well laid out two bedroom PENTHOUSE apartment. The property is accessed through a secure front door and there is an option of both stairs and a lift leading up to the apartment. Apartment briefly comprises of: hallway with large storage cupboard, open plan lounge-diner leading into the kitchen, excellent sized master bedroom with ensuite shower room, a second double bedroom and family bathroom. There are communal gardens surrounding the building for residents to enjoy the outdoor space. There is a parking space that comes with the property. The apartments are located in an excellent position just a short walk from Formby village with all it's amenities such as shops, restaurants, cafes and hairdressers. It is also situated on a bus route and within walking distance of the train station. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Communal Entrance

There is a secure communal entrance leading into the building and camera view available below allowing entry into the building. You can access the building from both the front and back of the building. There is both stairs and a lift leading up to the apartment, making it accessible to all.

### Hallway



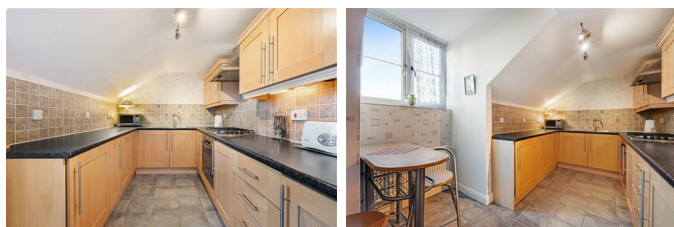
The hallway has one radiator, a loft hatch, entry phone system and a large storage/boiler cupboard with room for coats and shoes.

### Lounge-Diner 19'11" x 18'0" (6.08 x 5.50)



The open plan lounge-diner is an excellent size and great for entertaining. There is a large double glazed picture window in the lounge area and an additional window in the dining area making it a bright space. There are two radiators and access into the kitchen from there.

### Kitchen 13'7" x 8'5" (4.15 x 2.59)



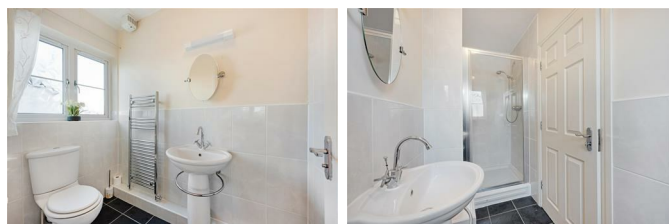
The kitchen has a range of wall and base units providing storage. There is an integrated fridge, freezer, washing machine, dishwasher, oven, gas hob, extractor fan and sink. There is one radiator and a double glazed window.

### Bedroom 1 19'3" x 18'11" (5.89 x 5.79)



The large master bedroom is a bright and spacious room and has a range of fitted wardrobes providing plenty of storage. There is a large double glazed picture window and three velux windows allowing plenty of light to flow in. There are two radiators and a door leading into the ensuite.

### Ensuite Shower Room 10'7" x 4'1" (3.23 x 1.26)



The ensuite shower room has a hand wash basin, WC, shower cubicle, heated towel rail and double glazed window.

### Bedroom 2 12'9" x 9'11" (3.89 x 3.04)



The second double bedroom has a radiator, velux window, built in wardrobe and phone line point.

### **Bathroom 10'7" x 5'2" (3.23 x 1.59)**



The bathroom comprises of a bath with shower head attachment, hand wash basin, WC, heated towel rail and double glazed window.

### **Parking**

There is parking situated to the front and back of the building and a designated parking space for this apartment.

### **Communal Gardens**



There are communal gardens with lawn, shrubs and trees that are beautifully maintained to the front and rear of the property. These are to be used by all owners and to enjoy the outside space.

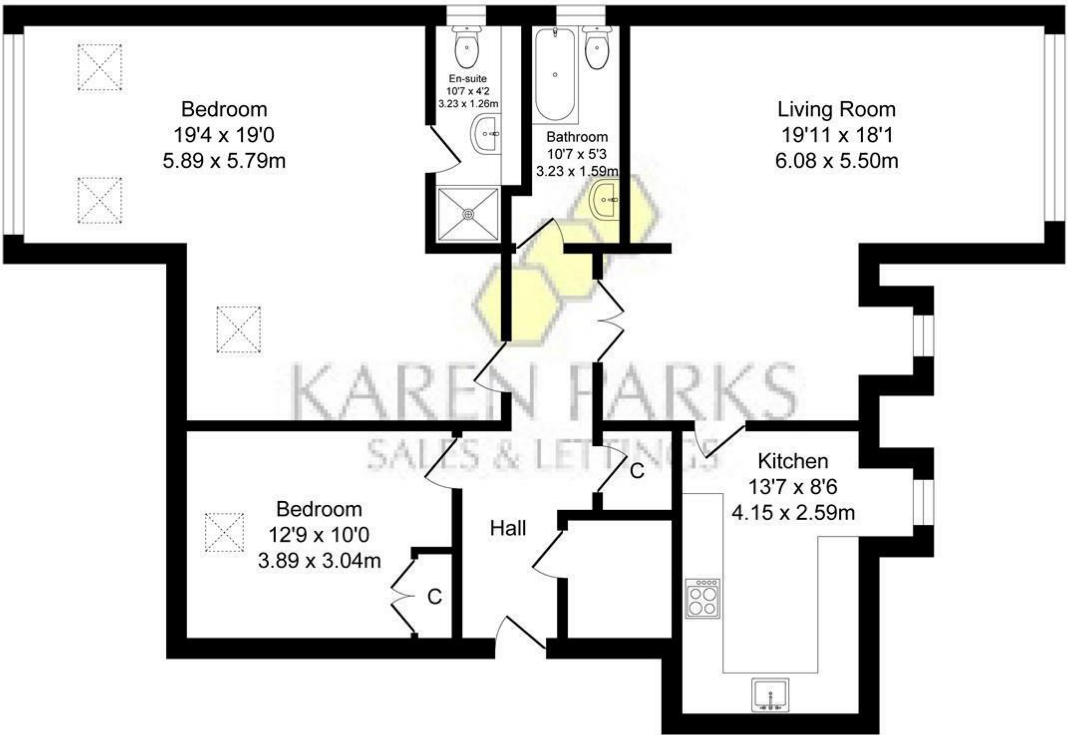
### **Important Information**

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

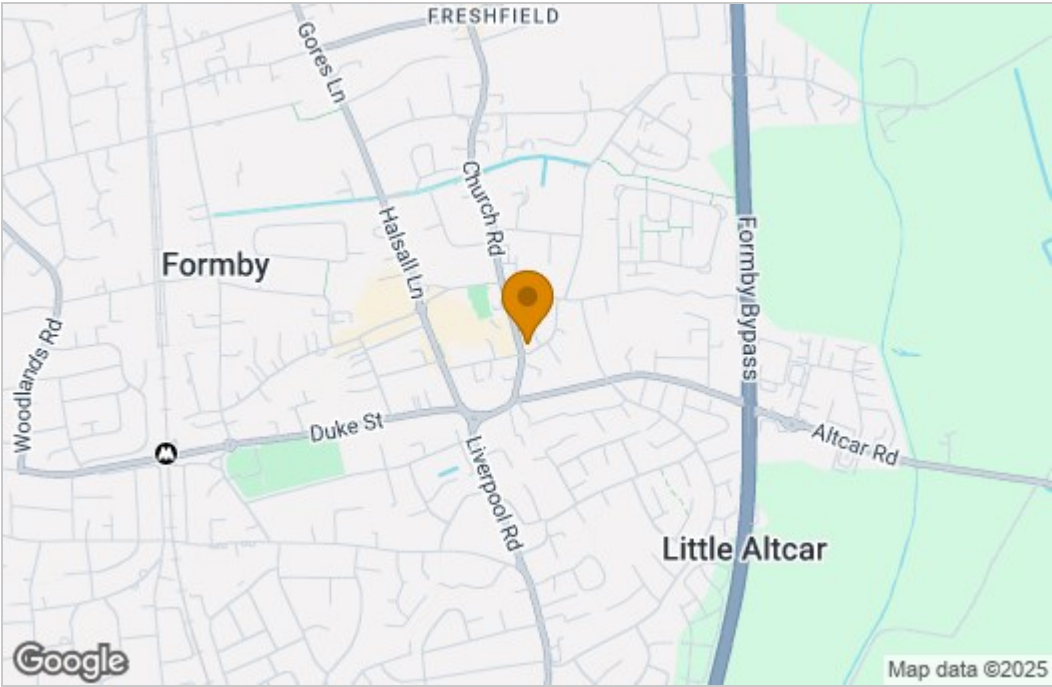
The Gowery, Church Road  
Total Approx. Floor Area 1175 Sq.ft. (109.2 Sq.M.)

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.

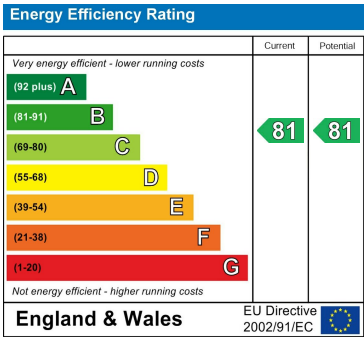


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Area Map



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