KAREN PARKS
SALES & LETTINGS









7 College Avenue, Formby, Liverpool, L37 3JL

£220,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom ground floor apartment situated in a sought after location at Granville House, College Avenue. This beautiful character building situated in secure gated grounds but with a modern kitchen and bathroom is a perfect blank canvas for someone to move into. The apartment briefly comprises of: communal entrance to the side of the building, apartment hallway, lounge with large windows, modern kitchen with space for a table and door out to the courtyard, a bathroom and two bedrooms. The property is ideally located within walking distance of Freshfield train station for those commuting but also within walking distance of Formby village with all it's amenities such as shops, cafes, restaurants bars and gyms. It is also within easy reach of the Formby Pinewoods and beach. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Hallway
There is a commuanl entrance and hallway leading to just two apartments.

Hallway
The hallway has one radiator and a telephone entry system for the main front door.

Lounge 14'5" x 11'1" (4.40 x 3.40)




The lounge is a lovely bright room with three large double glazed feature windows allowing an abundance of light to flow in and one radiator.

Kitchen-Diner 10'5" x 8'2" (3.20 x 2.50)




The modern kitchen has a range of light grey gloss wall and base units providing storage, there is an upright wall mounted radiator, a door leading out to the private courtyard and a sink with double glazed window above. There is an integrated oven, hob, extractor, microwave and dishwasher. There is space for a washing machine and fridge-freezer.

Bedroom 1 14'5" x 10'5" (4.40 x 3.20)




The master bedroom is an excellent size and a has a double glazed box bay window and one radiator.

Bedroom 2 10'5" x 7'2" (3.20 x 2.20)



The second bedroom has one radiator and a double glazed window.

Bathroom 7'10" x 6'6" (2.40 x 2.00)



The Porcelanosa tiled bathroom comprises of a bath with overhead shower, hand wash basin, WC and heated towel rail.

Outside

Private Courtyard





Leading out from the kitchen is a lovely paved private courtyard area which very few apartments offer. It is a great space for seating and to enjoy some alfresco dining in the summer months.

Communal Parking



The front of the apartments are accessed via secure electric gates which open up into communal parking for residents.

Important Information

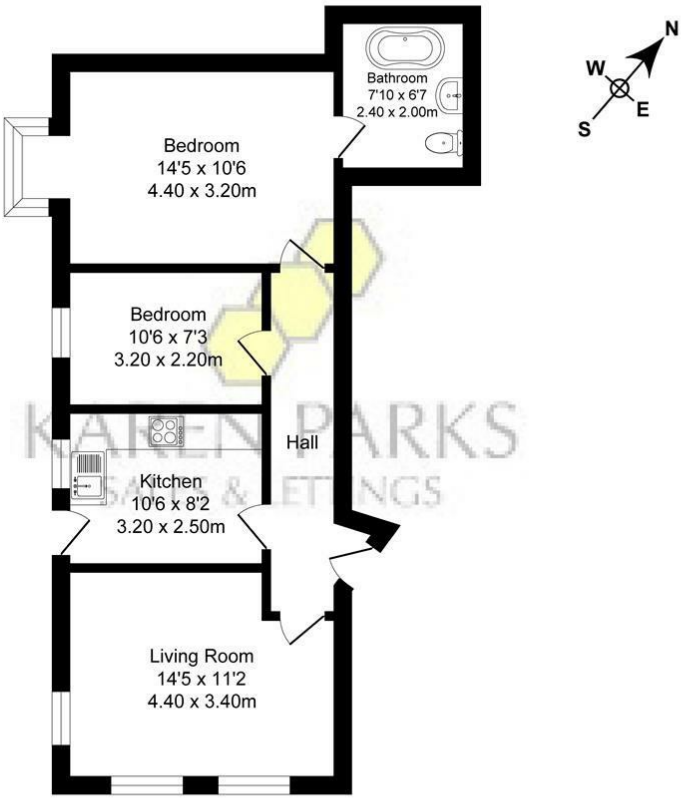
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Granville House, Formby

Total Approx. Floor Area 622 Sq.ft. (57.8 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.



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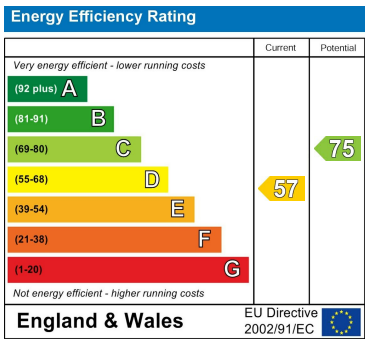
Area Map



Energy Efficiency Graph



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