



KAREN PARKS
SALES & LETTINGS



Montagu Road, Liverpool, L37 1LF
Offers Over £200,000

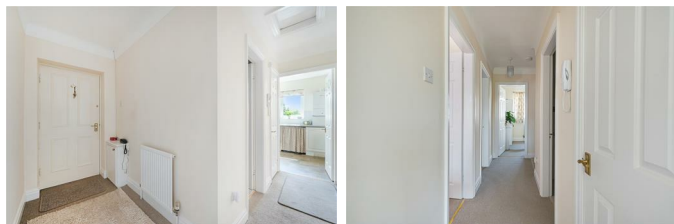
Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom first floor apartment situated in a sought after location. The apartment is positioned in a block of four flats and has a secure telephone entry system. It briefly comprises of: hallway, kitchen, lounge-diner, two bedrooms and a bathroom. There are communal gardens and parking to the rear of the building and the apartment benefits from a garage which is excellent for storage or a car. The property is situated just a short stroll to Freshfield station and a bus stop for those commuting. It is also within close proximity of the Pinewoods, hairdressers, cafe and other local amenities. Offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance

There is a secure telephone entry system to gain access into the apartment block and stairs up to the first floor to the apartment.

Hallway



The hallway has one radiator, a loft hatch, a built in cupboard for storage and telephone intercom system.

Kitchen 10'4" x 8'6" (3.15 x 2.60)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with double glazed window above, integrated oven and hob, one radiator and the boiler is located here. There is space for a fridge.

Lounge-Diner 16'10" x 12'8" (5.15 x 3.88)



The lounge-diner is a lovely bright room and has a large double glazed window allowing an abundance of light to flow in, one radiator and a feature fire surround as a focal point to the room.

Bedroom 1 15'7" x 12'8" (4.75 x 3.88)



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

Bedroom 2 10'4" x 8'6" (3.15 x 2.60)



The second bedroom has a double glazed window looking over the rear of the building and one radiator.

Bathroom 8'0" x 6'6" (2.45 x 2.00)



The bathroom comprises of a bath with over head shower, WC, hand wash basin with cupboard below, radiator and extractor fan.

Outside

Communal Parking and Gardens



There are communal gardens surrounding the apartments that are beautifully maintained and have areas laid to lawn and an array of mature bushes and shrubs giving a lovely outlook from the apartments and providing privacy. There is communal parking to the rear.

Garage



There is a single garage with an up and over garage door.

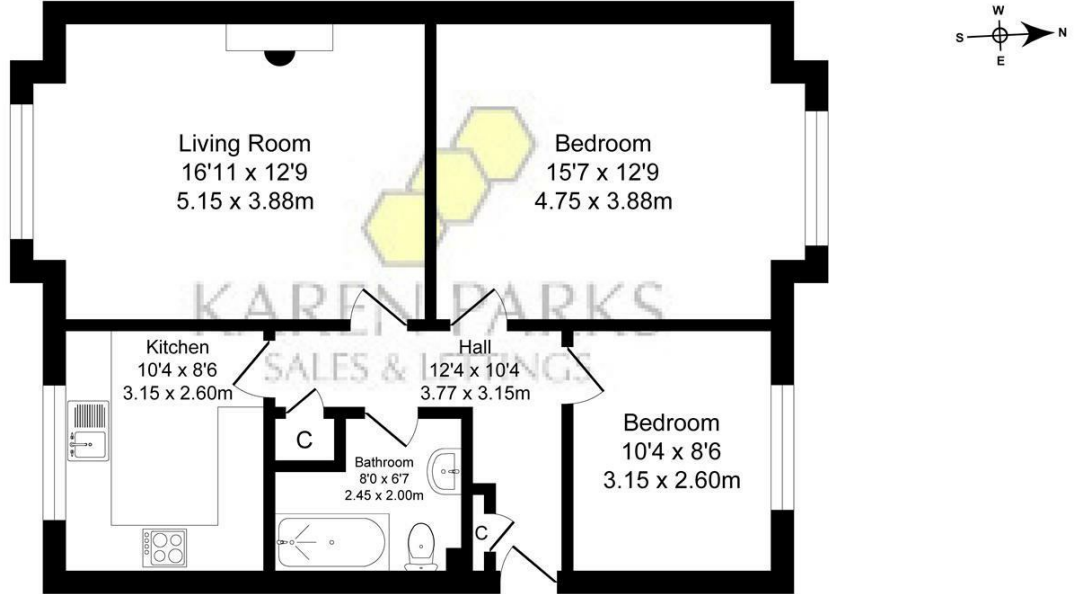
Important Information

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

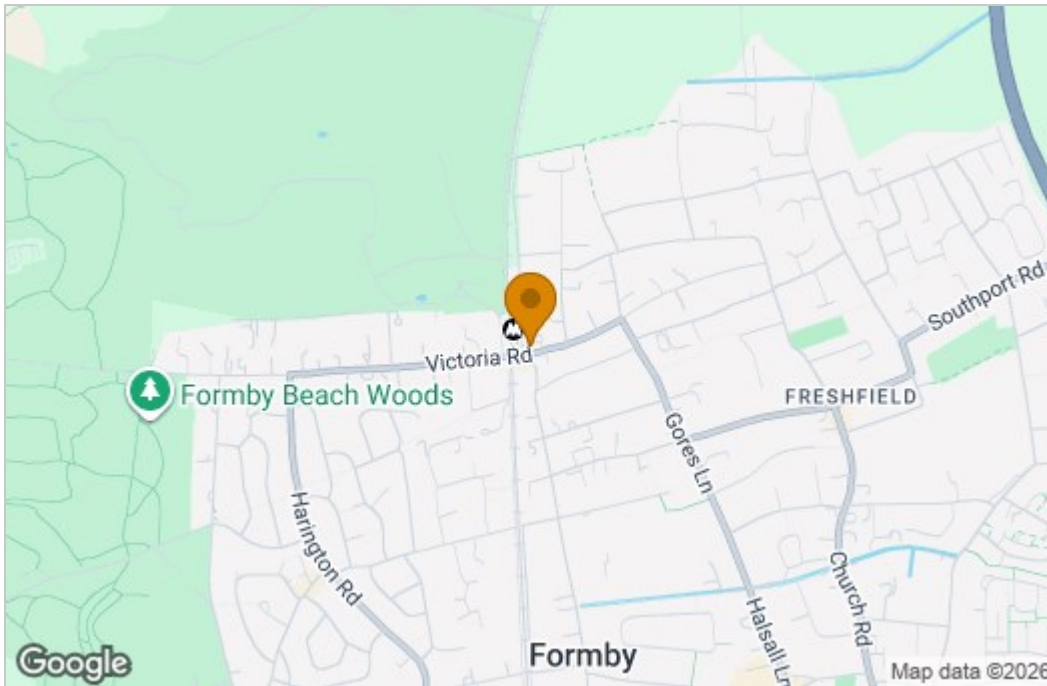
Montagu Mews, Formby, L37 1LF Total Approx. Floor Area 738 Sq.ft. (68.6 Sq.M.)

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.



Approx. Floor Area 738 Sq.Ft (68.6 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.