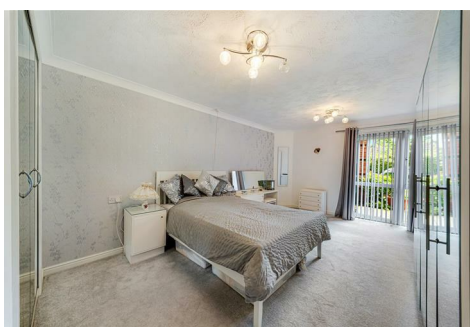


KAREN PARKS
SALES & LETTINGS



4 Hillary Court Freshfield Road, Liverpool, L37 3PS

£185,000

Karen Parks Sales and Lettings are pleased to bring to market this modern and completely refurbished, two bedroom ground floor retirement apartment situated in Hillary Court. This turn-key spacious apartment is situated to the front of the building and benefits from doors leading out onto a patio area, which is a perfect space to sit out in the summer months. The property has had all new electric heaters fitted, a brand new kitchen and bathroom, new carpets and re-decoration throughout. The apartment briefly comprises of: hallway, two good sized double bedrooms, a modern shower room and a lounge-diner opening into the recently fitted Wren kitchen. There is a communal lounge where activities take place, communal laundry room and communal gardens surrounding the building that are beautifully maintained. There is a secure entrance door and pull cords in all rooms in case of a fall. The property is perfectly located just a stones throw from Formby station and a bus stop. It is just a short walk to Formby village with all its amenities such as shops, cafes, restaurants, hairdressers and the swimming pool.

ACCOMMODATION

Communal Entrance

There is a secure communal entrance into the building with lift and stairs to all floors.

Hallway



The hallway has one electric heater and a large storage cupboard which also contains the water tank.

Lounge-Diner 18'9" x 10'9" (5.74 x 3.28)



The lounge-diner is a lovely bright room with a door opening out onto the patio which is perfect for summer months. There is an electric fire as a focal point to the room, one electric heater and door to the kitchen.

Kitchen 7'6" x 7'6" (2.29 x 2.29)



The Wren kitchen has been recently installed and has a range of wall and base units for storage, a sink with double glazed window above and integrated fridge-freezer, hob and oven. The apartment also benefits from having space for a washing machine which very few apartments at Hillary court have.

Patio



Leading out from both the lounge and master bedroom is a paved patio with space for seating to enjoy a morning coffee or some alfresco dining, looking out onto the beautifully maintained communal gardens.

Bedroom 1 18'9" x 11'1" (5.74 x 3.40)



The master bedroom is an excellent size and has a row of integrated mirrored wardrobes providing storage, an electric heater and a door leading out to the patio and a full length double glazed window allowing in plenty of light.

Bedroom 2 15'8" x 8'11" (4.78 x 2.72)



The second double bedroom has one electric heater and a double glazed window.

Shower Room 6'9" x 5'6" (2.06 x 1.68)



The modern shower room has floor to ceiling grey marble effect tiles and comprises of a large walk in shower with two shower heads, WC, hand wash basin with cupboard below, heated towel rail and an extractor fan.

Communal Areas

Communal Lounge and Parking

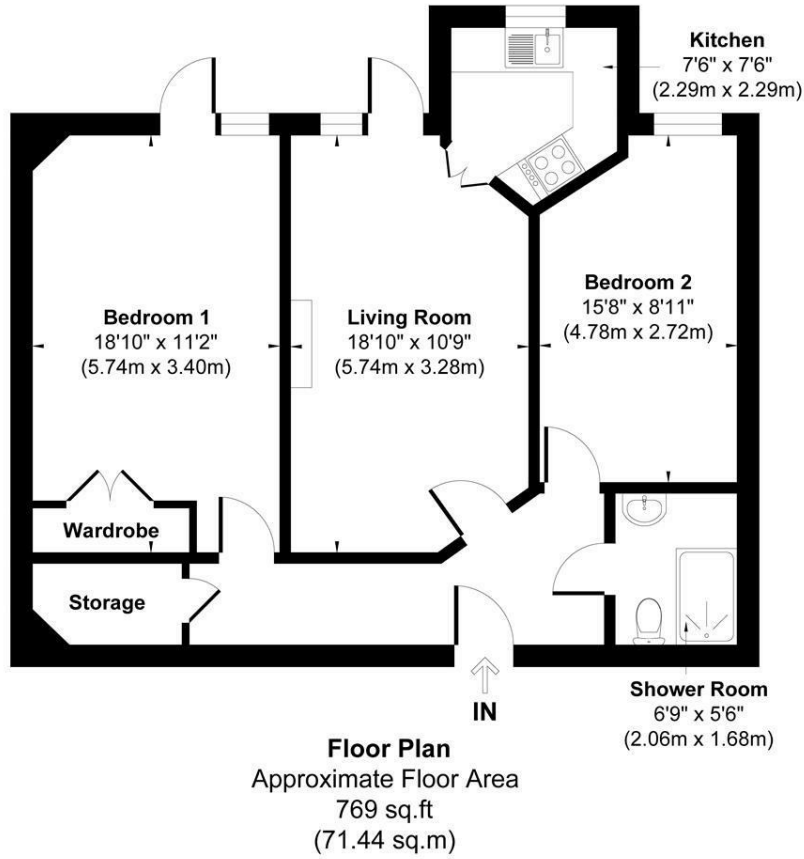


There is a communal laundry room and lounge where activities take place for residents to enjoy if they wish. To the rear of the building is communal parking for residents for those who have a car.

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



Approx. Gross Internal Floor Area 769 sq. ft / 71.44 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.