KAREN PARKS
SALES & LETTINGS









38 Hillary Court Freshfield Road, Formby, L37 3PS

Offers Over £185,000

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom, second floor retirement apartment situated in Hillary Court on Freshfield Road. An apartment of this type is very sought after with being positioned on a corner plot meaning you have multiple full length windows in the lounge and views across to Duke Street Park, an open spacious hallway and a larger kitchen than most apartments. The property has a secure communal entrance, pull cords in all rooms in case of a fall, and both stairs and a lift up to all floors, two communal lounges where activites and coffee mornings take place and a laundry room. The apartment briefly comprises of: hallway with three storage cupboards, a spacious lounge-diner with glass doors opening into the kitchen, two double bedrooms and a shower room. There are beautifully maintained communal gardens surrounding the building which residents can enjoy. 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 it's amenities such as shops, cafes, restaurants, hairdressers and the swimming pool. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

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

Hallway




The spacious and open hallway has three good sized storage cupboards, one of which houses the water tank. There is also an electric heater in the hallway.

Lounge-Diner 20'0" x 11'11" (6.10m x 3.65m)




The lounge-diner is an excellent size and is a lovely bright space, there are three full length double glazed windows allowing an abundance of light to flow in with being located in a corner position. There is one electric heater and double glass doors opening into the kitchen.




Kitchen 9'2" x 8'10" (2.80 x 2.70)





This particular apartment is positioned on the corner of the building meaning it has a larger and more spacious kitchen than most at Hillary Court. There is a vast range of wall and base units providing plenty of storage, a sink with double glazed window above and an integrated oven and hob. There is space for a fridge, freezer and slimline diswsher.

Bedroom 1 15'8" x 9'2" (4.80m x 2.80)




The master bedroom is an excellent size and has modern fitted sliding wardrobes providing storage, one electric heater and a full length double glazed window.

Bedroom 2 17'0" x 7'10" (5.20m x 2.40m)



The second double bedroom has a full length double glazed window and an electric heater.

Shower Room 6'10" x 5'8" (2.10 x 1.75)




The shower room comprises of a large walk in shower, hand wash basin with cupboard below, WC and an extractor fan.

Communal Areas

Communal Lounge and Parking

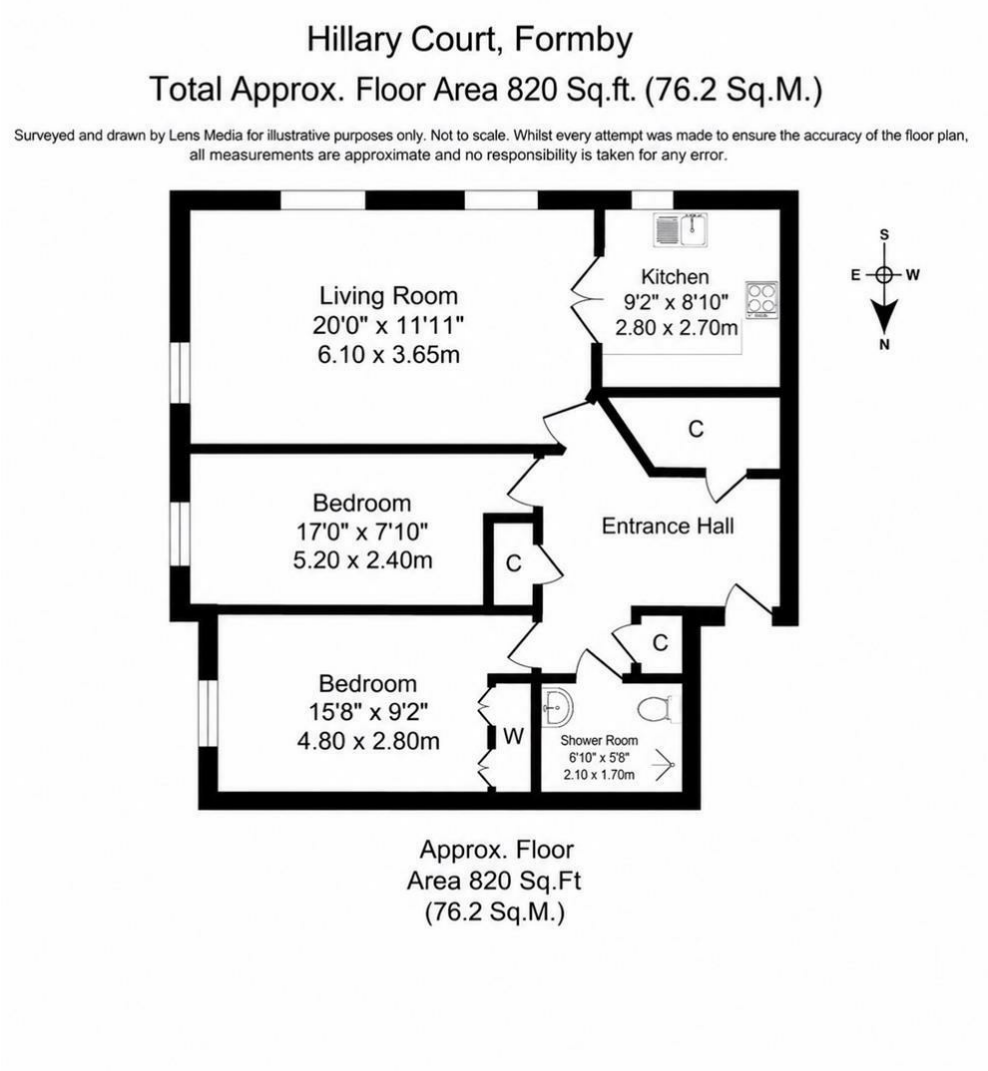



There is a communal laundry room and lounge where activities take place for residents to enjoy if they wish. To the rear of the building is communal parking for residents for those who have a car.

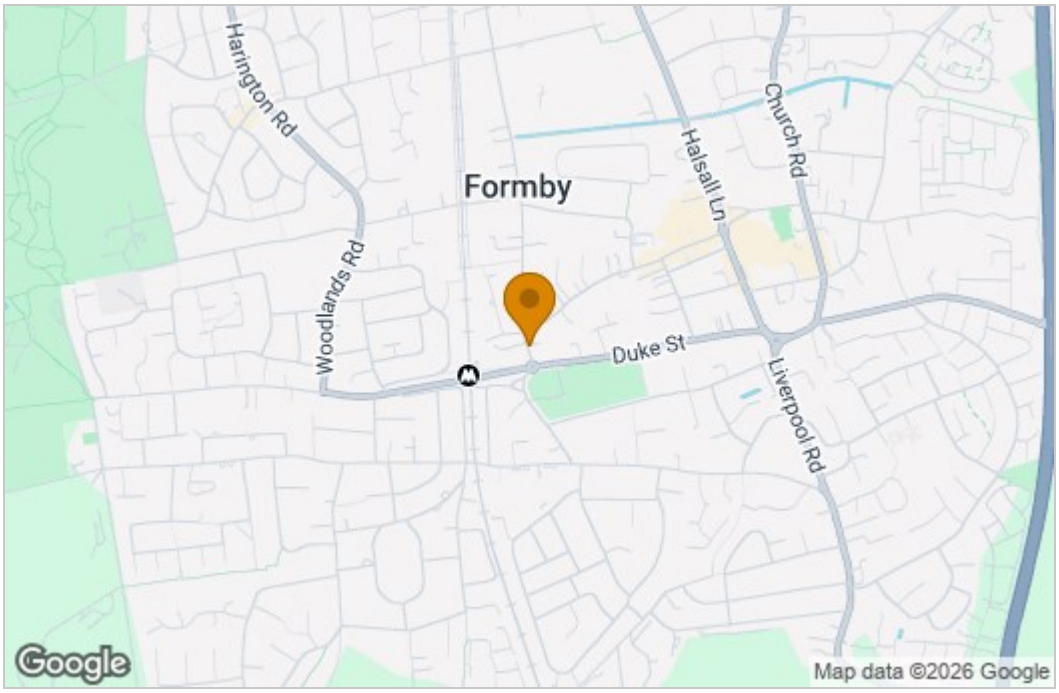
Important Information

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.

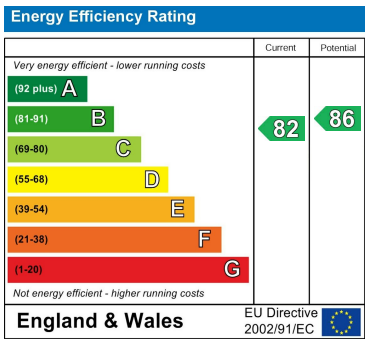
Floor Plan



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.

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