



**KAREN PARKS**  
SALES & LETTINGS



**4 The Gowery Church Road, Liverpool, L37 8BG**  
**£220,000**

Karen Parks Sales and Lettings are delighted to bring to market this generously proportioned two bedroom, ground floor apartment. Situated in a block of just 14 apartments, the development was completed in 2004. The property briefly comprises of: hallway, kitchen opening into a lounge-diner. Two bedrooms with an ensuite shower room to the main bedroom and a separate family bathroom. There is communal parking and gardens to the rear - where residents are encouraged to use and enjoy the space to sit in the summer months. The property is situated less than 400m from Formby village with all its amenities such as shops, cafes, hairdressers and restaurants. It is also within easy reach of Transport Links. This would make a perfect property for those looking to downsize or for a first home. Offered for sale by the original developer with no onward chain. The developer is also offering a generous contribution to any combination of replacement kitchen cupboard doors, floor coverings or a replacement boiler incorporating the benefits of newer technology. The developer has also indicated that they would not object, as the freeholder, to requests to modify the bay window area to incorporate double doors and small patio, all subject to planning of course.



## ACCOMMODATION

### Communal Hall



There is a communal door into the building that is accessed with secure key entrance. There is both stairs and a lift in the building to access the upstairs apartments.

### Hallway

The hallway has one radiator and a storage cupboard. There is also an intercom with a remote access button located in the hallway which can be used to let visitors in through the front main door.

### Lounge-Diner 18'10" x 10'6" (5.76 x 3.22)



The lounge-diner can either be accessed off the kitchen or from the hallway. This room is a bright space with a double glazed bay window allowing an abundance of light to flow in and giving lovely views of the beautifully maintained rear communal gardens. There is one radiator.

### Kitchen 10'5" x 7'10" (3.19 x 2.41)



The kitchen has a range of wall and base units providing storage, there is a double glazed window above the sink. The boiler is located in the kitchen. There is a fully fitted kitchen with integrated oven, hob, extractor fan, dishwasher, washing machine and fridge-freezer. The kitchen opens into the lounge-diner.

### Bedroom 1 18'11" x 10'0" (5.78 x 3.07)



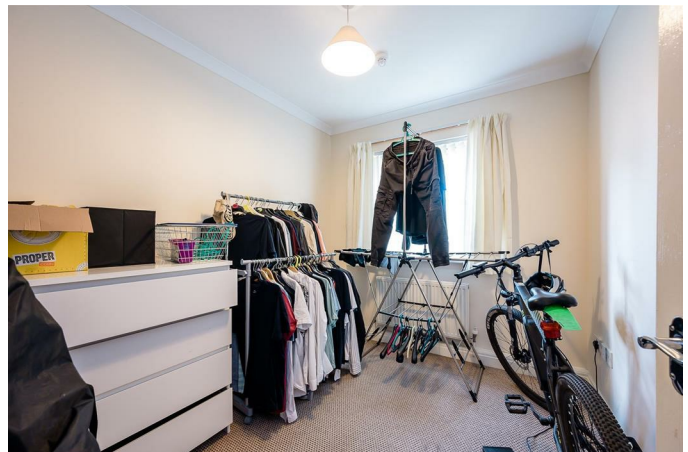
The master bedroom has a double glazed window looking out over the communal gardens and one radiator. Door to ensuite. There are aerial points and phone plugs.

### Ensuite



The ensuite comprises of a corner shower cubicle, hand wash basin, WC, radiator and extractor fan.

### Bedroom 2 9'6" x 8'2" (2.90 x 2.49)



The second bedroom has one radiator and a double glazed window. There are aerial points and phone plugs.

### **Bathroom 6'5" x 5'8" (1.98 x 1.74)**



The bathroom which is situated off the hallway comprises of a bath with over head shower attachment, hand wash basin, WC, radiator and extractor fan.

### **Communal Areas**



There are substantial and private communal gardens to the front and rear of the building which residents are encouraged to use and also communal parking to both the front and back of the building. The communal areas and gardens are cleaned and maintained to an agreed service plan, the cost of which is included in the service charge. The service charge also includes statutory inspections and mtce of the lift and communal fire alarm system which serves all the apartments, external window cleaning and the painting of all external and internal surfaces to a set plan stated in the leasehold documentation.

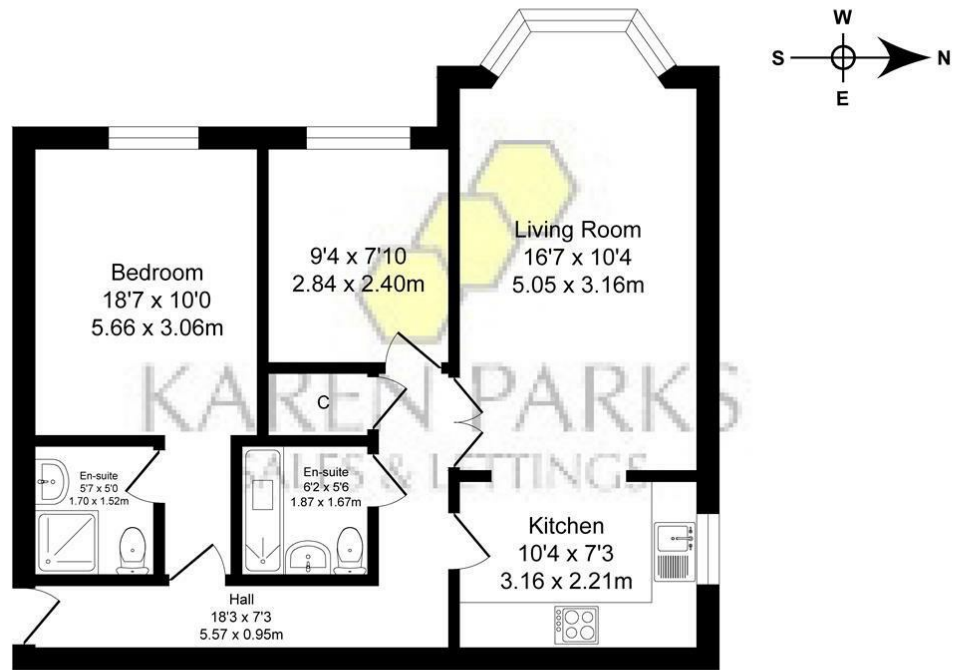
### **Important Information**

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

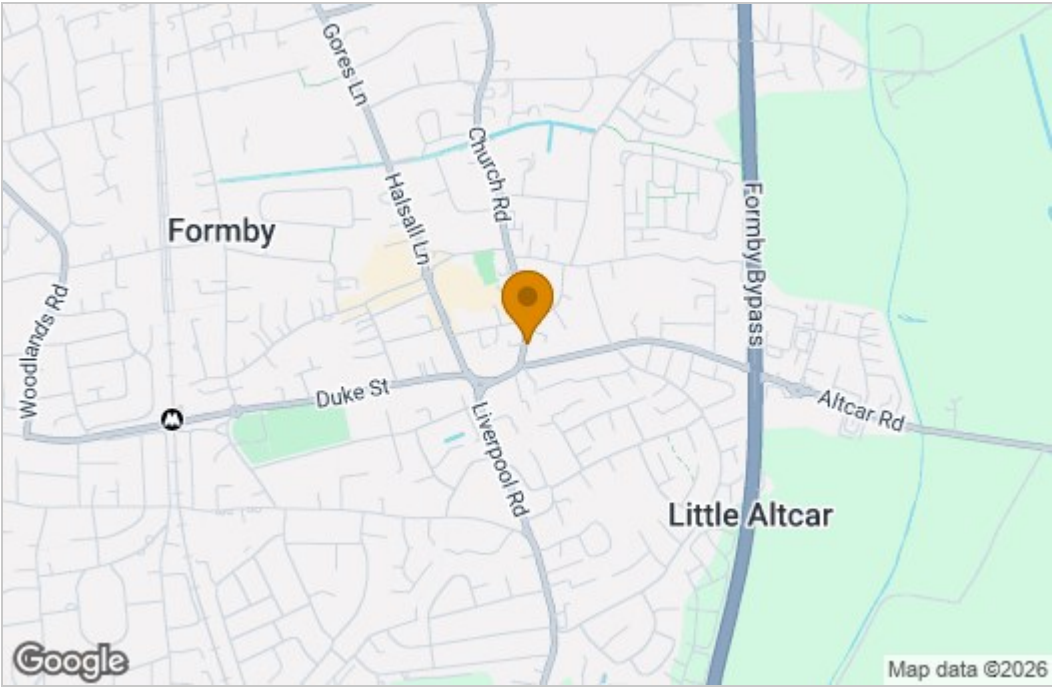
The Gowery, Formby  
Total Approx. Floor Area 672 Sq.ft. (62.47 Sq.M.)

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.

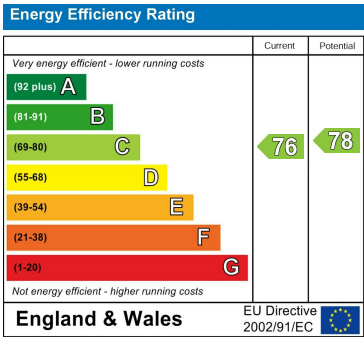


Ground Floor  
Approx. Floor  
Area 672 Sq.Ft  
(62.4 Sq.M.)

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.