



KAREN PARKS
SALES & LETTINGS



Freshfield Court, Old Town Lane, Formby, L37 3HS
Offers Over £220,000

Karen Parks Sales and Lettings are delighted to bring to market this modern, two bedroom ground floor apartment that has been recently refurbished offering a lovely kitchen and shower room. The property briefly comprises of: hallway, a bright and sunny lounge-diner with bay window, a white gloss kitchen, modern shower room and two good sized bedrooms. There are communal gardens to the front and rear and parking available as well as a single garage.

The apartment is positioned within walking distance of Formby village with all it's amenities such as shops, cafes, hairdressers, swimming pool and gym and many restaurants. It is within easy reach of both train stations as well as a bus route for those who don't drive. Viewing is advised to appreciate the size on offer. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance

There is a secure entry door into the building both to the front and rear.

Hallway

The hallway has a built in storage cupboard, radiator and intercom phone access.

Lounge-Diner 20'2" x 17'4" (6.17 x 5.30)



The open plan lounge-diner is a lovely bright and spacious room with a large bay window and additional double glazed window allowing an abundance of light to flow through. There are two radiators.

Kitchen 8'7" x 8'7" (2.62 x 2.62)



The modern kitchen has a range of white gloss wall and base units providing storage, a sink with double glazed window above, integrated oven, grill and gas hob. There is space for a fridge-freezer and washing machine.

Bedroom 1 14'11" x 10'0" (4.55 x 3.05)



The master bedroom is a great size and has one double glazed window and a radiator.

Bedroom 2 12'1" x 11'9" (3.70 x 3.60)



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

Shower Room 8'8" x 8'2" (2.65 x 2.50)



The recently refurbished shower room comprises of a large walk in shower with electric shower, hand wash basin with cupboard below, WC, radiator, two double glazed windows and a built in cupboard for storage.

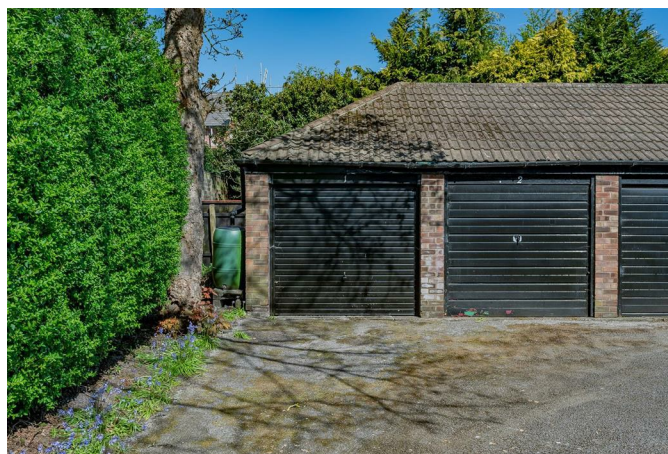
Outside

Communal Gardens and Parking



There are gardens surrounding the front and rear of the building that are excellently maintained and a lovely space for residents to be able to sit out and enjoy the sun. There is an area laid to lawn at the rear with beds surrounding this containing flowers and shrubs. There is communal parking for residents at the rear of the building.

Garage



There is a single garage with up and over garage door situated behind the apartments.

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

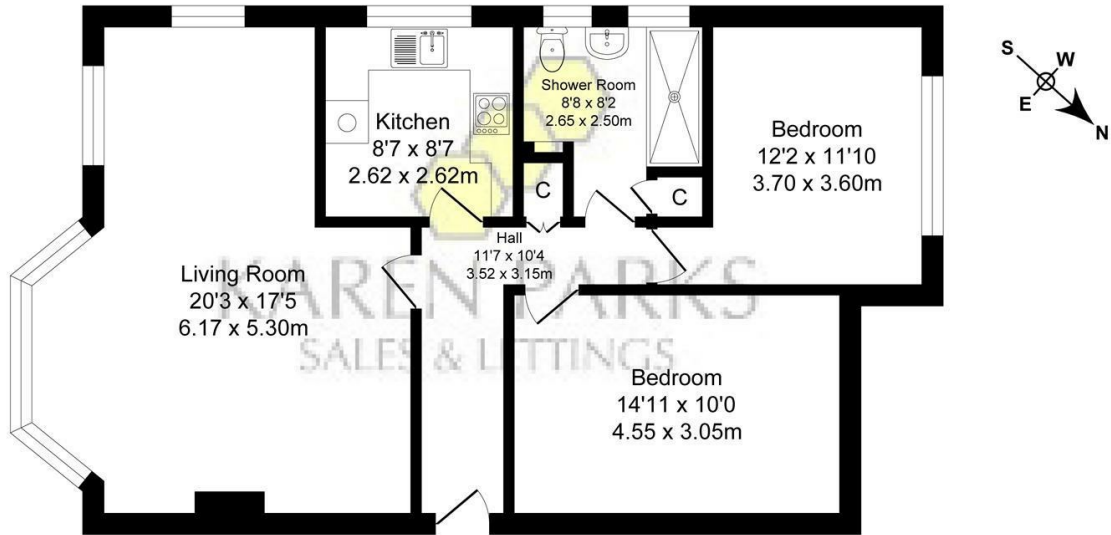
to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Flat 1 freshfield court, old town lane, formby, L37 3HS

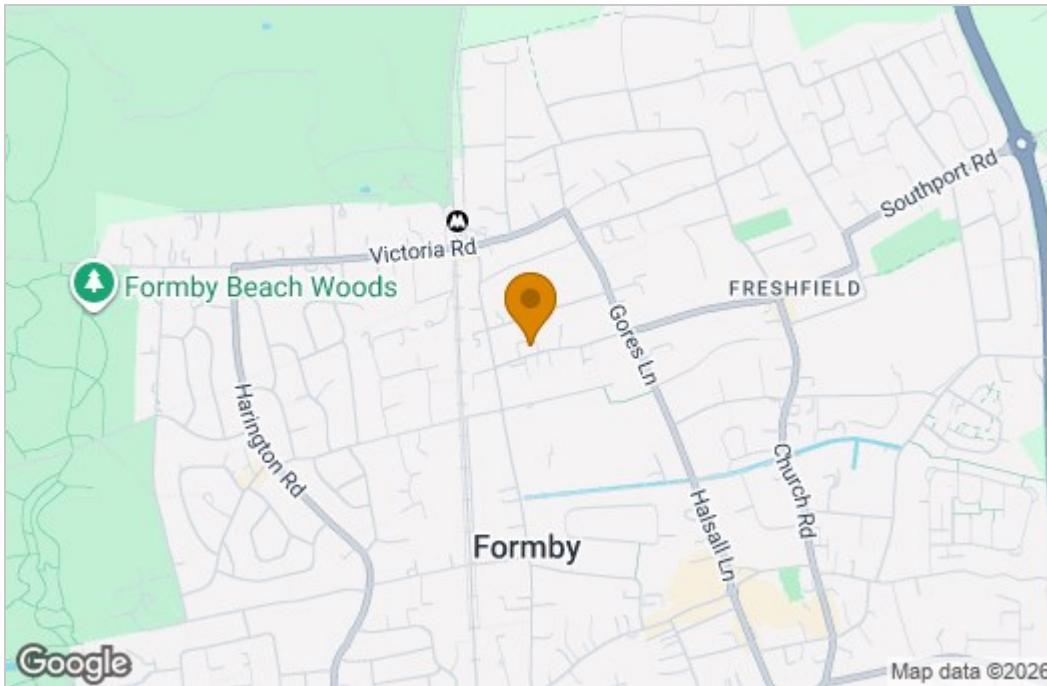
Total Approx. Floor Area 827 Sq.ft. (76.8 Sq.M.)

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.

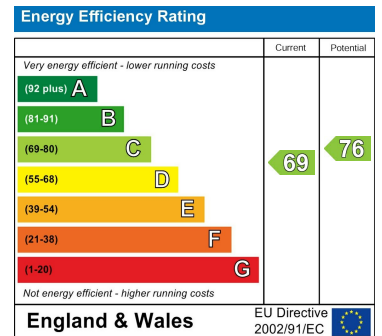


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Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.