

KAREN PARKS
SALES & LETTINGS



Montagu Mews Montagu Road, Liverpool, L37 1LF
Offers Over £190,000

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom ground floor apartment located in a popular and sought after area. The apartment is situated in a block of just four and briefly comprises of a communal entrance leading into the apartment hallway, two double bedrooms with fitted wardrobes to both, a modern lounge-diner, shower room and kitchen with a range of fitted appliances and a very newly fitted combination boiler. There are communal gardens surrounding the block that are beautifully maintained and a single garage and communal parking to the rear of the building. The apartment is located just a stones throw from Freshfield station for those commuting to Southport or Liverpool for work. It is also within walking distance of Formby village with all it's amenities such as shops, restaurants, cafes, swimming pool and gym. Another advantage of the property is that it is within close proximity to the Pinewoods and beach. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance

There is a secure telephone entry system to gain access into the apartment block to the front and rear of the building and there is a storage cupboard under the stairs in the communal hall for the owner to use.

Hallway



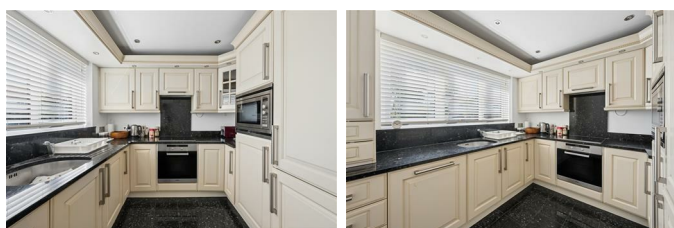
The hallway has one radiator, a meter cupboard and a large storage utility cupboard with space for a washing machine and dryer.

Lounge-Diner 16'8" x 12'8" (5.10 x 3.87)



The modern lounge-diner is a good size and has a large double glazed window looking out to the front of the property allowing plenty of light to flow in. There is an electric feature fireplace as a focal point to the room and one radiator.

Kitchen 10'4" x 8'6" (3.17 x 2.61)



The kitchen has a range of wall and base units providing storage for the room and there is a sink with double glazed window above. There is an integrated oven, hob, microwave, dishwasher and fridge-freezer. There is a recently fitted boiler in the kitchen and one radiator.

Bedroom 1 15'7" x 12'9" (4.75 x 3.89)



The master bedroom is an excellent size and offers plenty of storage space with a row of fitted white wardrobes and drawers. There is a double glazed window and one radiator.

Bedroom 2 8'6" x 8'5" (2.61 x 2.58)



The second double bedroom has wooden fitted wardrobe and shelving for storage, one radiator and a double glazed window.

Shower Room 7'10" x 6'7" (2.40 x 2.02)



The shower room comprises of a shower cubicle with sliding door, WC, hand wash basin with cupboard below and a heated towel rail.

Outside

Communal Gardens and Parking



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 up and over garage door for storage.

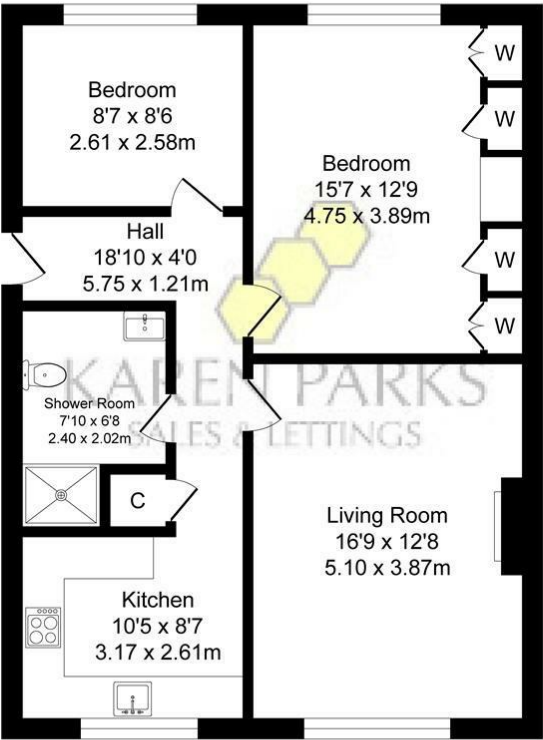
Important Information

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

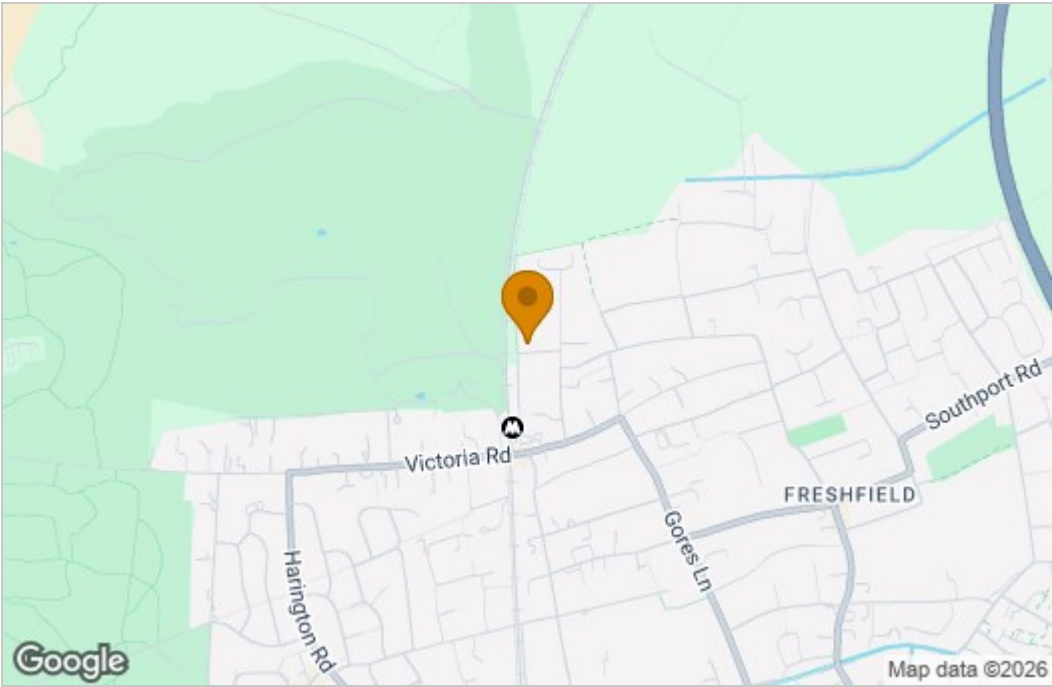
Montagu Mews, Formby
Total Approx. Floor Area 772 Sq.ft. (71.7 Sq.M.)

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.

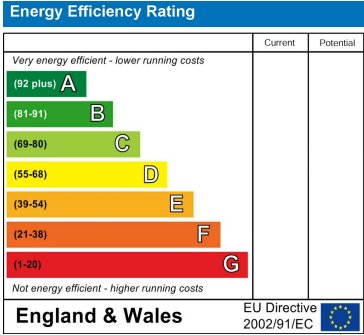


Approx. Floor
Area 772 Sq.Ft
(71.7 Sq.M.)

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.