



BRIGHOUSE  
WOLFF

51 Hillary Court, Freshfield Road, Formby, L37 3PS  
£135,000



A modern 2 bedroom retirement apartment which is set in the much sought after Formby Village, within very close proximity of Formby railway station.

Hilary Court was designed and constructed for modern retirement living. The development consists of 52 one and two-bedroom retirement apartments for the over 60s along with well maintained and pleasant communal garden areas and lounges throughout.

The property is set within easy access of Formby village centre with its wide variety of shops, supermarkets, restaurants, bistro's and bars. Formby station is also situated very close by and provides direct rail travel into Liverpool city centre via Crosby. The Beach & Formby Point are located within a short drive.

The flexible accommodation which is modern, light and benefitting from no chain delay briefly comprises; Communal hallway, (with communal lounges, lift and stairs) entrance hallway with airing/cylinder cupboard and separate storage cupboard, lounge/diner which faces in a sunny Southerly direction, modern fitted kitchen, two double bedrooms and modern shower suite. Further communal areas include but are not limited to hallways, lift and stairs to all floors and residents lounge area. Further benefits include Resident management staff and Careline alarm service.

To the exterior are very pleasant and well maintained communal gardens providing excellent outdoor living space.

Please contact us today to arrange a convenient time to view this excellent apartment.

#### COMMUNAL ENTRANCE

Security intercom access system, access to the communal lounge & kitchen, stairs & lift to all floors.

#### THIRD FLOOR

#### FLAT 51

#### ACCOMMODATION

#### ENTRANCE HALLWAY

Entrance door provides access to all accommodation, ceiling lighting, large storage cupboard/utility

#### LOUNGE/DINER

19'0" plus bay x 10'7" (5.8 plus bay x 3.25)

With double glazed bay window facing in a sunny southerly direction, living flame effect fire set in feature fire place, wall heater, tv point, ceiling lighting, double French doors lead into the kitchen.

#### FITTED KITCHEN

9'6" x 8'6" (2.90 x 2.61)

Fitted with a modern range of wall and base units together with contrasting work surfaces and splash backs and tiled flooring With electric hob & double cavity oven, sink and drainer unit and ceiling lighting.

#### BEDROOM 1

11'10" x 9'3" (3.63 x 2.83)

With double glazed bay window facing in a sunny southerly direction, built in wardrobes, wall heater & ceiling lighting,

## BEDROOM 2

11'10" x 9'2" (3.63 x 2.81)

With double glazed bay window, wall heater & ceiling lighting,

## MODERN SHOWER SUITE

Fitted with a modern three piece suite comprising; oversized shower enclosure with overhead shower and shower screens, low level wc and wash basin. Partially tiled walls, tiled flooring, ceiling lighting & extractor fan.

## DEVELOPMENT FACILITIES

Also for the benefit and usage of all residents is a large communal lounge area which has furniture, chairs and tables, a feature electric fire set in a a fire place, double glazed windows overlooking the main gardens.

## SITE INFORMATION

52 flats. Built in 2003. Sizes 1 bedroom, 2 bedroom. Resident management staff and Careline alarm service

Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Whole site accessible by wheelchair. Access to site easy.

Regular Social activities include: Social Committee organises monthly events. New residents accepted from 60 years of age.

## MATERIAL INFORMATION

TO BE CONFIRMED BY MANAGEMENT COMPANY.

## TENURE

LEASEHOLD

Date: 25 October 2006

Term: 125 Years from 1 February 2004

## SERVICE CHARGE & GROUND RENT

Service Charge Approx. £1,500 every 6 months March to September.

Ground Rent approx. £250 p.a.

## COUNCIL TAX

Sefton Council 2025/26

Band: D

Charge: £2,461

## MOBILE & BROADBAND

Mobile Signal: Good outdoor & in-home.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps

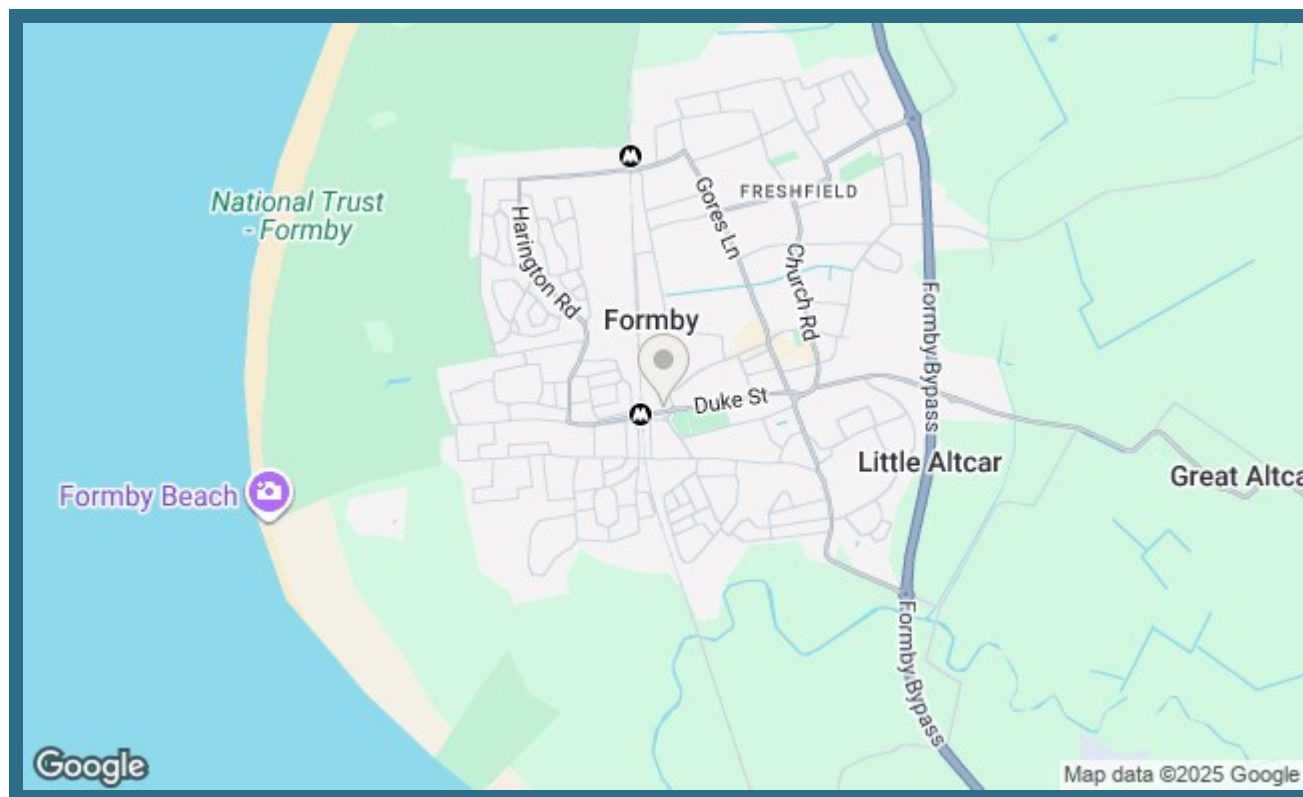
Highest available upload speed: 220 Mbps

(From Ofcom Website)

## CONSTRUCTION

A three storey development of retirement apartments.

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

# GROUND FLOOR

716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
		<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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