



## Somerford House Nicholas Road, Liverpool, L23 6TS

£69,950

Berkeley Shaw present a comfortable 1 BEDROOM, 1st Floor, Retirement Apartment situated in the leafy Blundellsands. Somerford House, has 24 Hour on Call servicing and a manned reception to cater for residents needs.

Conveniently located within a short walk of Blundellsands and Crosby Station, Bridge Road Shops and Amenities, and the Seafront, Somerford House is an ideal place to retire to.

Whilst the property is entirely suitable for occupation now, the prospective purchaser may wish to cosmetically alter parts of the property to their own tastes.

The property is located in the annex and consists of, a bedroom, lounge, kitchen and bathroom. There is also the benefit of on site car parking.



Communal Hall

With secure access, stairs to first floor

Hall

11'9" x 3'7" (3.6 x 1.1)

Intercom, store cupboard with shelving and water tank.

Lounge

15'8" x 14'1" (4.8 x 4.3)

UPVC double glazed window to front and side, attractive wooden fireplace surround with coal effect electric fire, economy 7 storage heater.

Kitchen

10'2" x 6'10" (3.1 x 2.1)

UPVC double glazed window to side, range of high and low level units , stainless sink with drainer, intergrated stainless steel electric hob, extractor fan, intergrated electric oven, plumbing for washing machine, space for fridge/freezer, part tiled walls

Bed 1

10'2" x 10'5" (3.1 x 3.2)

UPVC double glazed window to rear, fitted wardrobe with hanging rail with storage above, economy 7 storage heater.

Bathroom

UPVC double frosted window to rear, panelled bath with shower screen, electric triton shower, pedestal wash basin, low level W/C, stainless steel heated towel rail, part tiled walls.

Outside

Communal Gardens

Well maintained gardens, laid to lawn, borders with mature trees and shrubs.

Car Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

