



34 Burbo Point Hall Road West, Liverpool, Merseyside L23 8SY

Asking Price £325,000

Berkeley Shaw Sales & Lettings are pleased to offer a SPECTACULAR three bedroom second floor apartment situated within a much sought after development in a very salubrious location within Blundellsands, offering views of both the BEACHFRONT and also the West Lancashire Golf Club. The STUNNING property has well proportioned rooms over spacious living at the very HIGHEST OF STANDARDS. The development has video entry phone system, stairs and lifts to all floors with underground car park with allocated space and storage unit. The accommodation briefly comprises of; entrance hall, large lounge with south facing balcony, fitted breakfast kitchen with balcony overlooking West Lancs golf club and panoramic views, three double bedrooms two with en-suite and main bathroom. The property also benefits from MIELE APPLIANCES, gas central heating and double glazing throughout. The property has app capability to control the heating.



Hallway

17'8" x 6'2" (5.4 x 1.9)

Amtico flooring, radiator, x2 Velux Windows, wall mounted video entry.

Lounge

18'0" x 16'8" (5.5 x 5.1)

UPVC double glazed tilt and slide patio doors leading onto a south facing balcony with sea views with steel handrail and glass inset, marble fire surround and hearth with living flame gas fire and radiator

Breakfast Kitchen

12'9" x 12'9" (3.9 x 3.9)

UPVC double glazed tilt and slide patio door to the North facing balcony with steel handrail and glass inset with sea views overlooking Formby Point and West Lancs Golf course. Range of wall and base units housing a Worcester boiler, All appliances are Miele and include an induction hob, extractor fan, built in combined oven and grill, dishwasher, full size fridge, full size freezer, coffee maker, plate warmer and wine cooler. The worktops are white composite with a Kohler stainless steel sink and mixer tap. Inset lighting and tiled flooring

Bedroom One

18'4" x 12'1" (5.6 x 3.7)

UPVC double glazed window with sea views and the golf course, radiator and fitted wardrobes

Ensuite to Bedroom One

Vanity wash and basin with drawers below. low level WC double walk on shower cubicle with mains shower, inset lights, tiled walls, Amtico flooring with under floor heating,

Bedroom Two

15'1" x 12'1" (4.6 x 3.7)

UPVC double glazed window overlooking the golf course and the sea, radiator

Ensuite to Bedroom Two

8'10" x 5'2" (2.7 x 1.6)

UPVC double glazed frosted window, Vanity wash hand basin with drawer below, low level WC, double walk in shower cubicle with mains shower, stainless steel ladder towel rail. Fully tiled walls, Amtico floor with under floor heating, inset mirror and inset lights

Bedroom Three

17'4" x 12'9" (5.3 x 3.9)

UPVC double glazed curved window with views of the sea

Bathroom

8'6" x 6'2" (2.6 x 1.9)

Vanity wash hand basin with draw below, panel bath with mains shower over, shower screen, low level WC, stainless steel ladder towel rail, fully tiled walls, Amtico flooring, inset mirror, inset shelves, inset lights, tiled floor with under floor heating

Underground Parking

Allocated car parking space, storage area, visitor parking available at the front of the development.

Management

We have been advised by our client that the service charge is £1500.00, insurance of £385.00 and ground rent of £250.00 (all on a per annum basis)

