



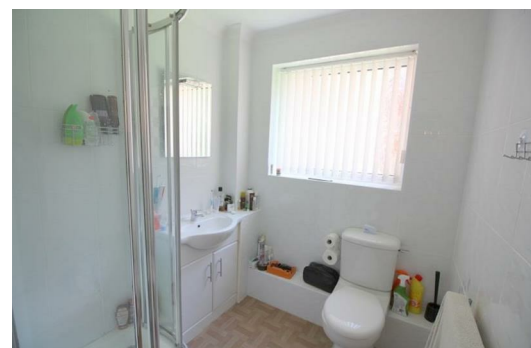
## Palmerston Road, Liverpool, Merseyside L18 8DJ

**Asking Price £134,950**

Berkeley Shaw Sales and Lettings are pleased to present this well presented 2 BEDROOM GROUND FLOOR Apartment in the very popular location of MOSSLEY HILL.

This property, which is located in the Elmswood Development, boasts a hall, 2 bedrooms, kitchen, shower room, and living room/diner.

The property is sold with the benefit of vacant possession and all enquiries regarding the service charges, and to arrange a viewing, should be made with the offices of Berkeley Shaw on 0151 924 6000.



**Hall**  
with entry phone system and radiator

**Lounge**  
16'4" x 10'5" (5 x 3.2)  
UPVC double glazed window and radiator

**Kitchen**  
12'1" x 6'10" (3.7 x 2.1)  
UPVC double glazed window range of wall and base units  
gas hob and electric oven Dishwasher washing machine  
single drainer stainless steel sink

**Bedroom 1**  
14'1" x 9'10" (4.3 x 3)  
UPVC double glazed window radiator

**Bedroom 2**  
10'9" x 10'5" (3.3 x 3.2)  
UPVC double glazed window radiator

**Bathroom**  
6'2" x 5'10" (1.9 x 1.8)  
UPVC double glazed frosted window Shower cubicle low  
level WC and wash hand basin radiator tiled walls

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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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