



Waters Edge 53 Burbo Bank Road, Liverpool, Merseyside L23 6TQ

£209,950

FULLY REFURBISHED SECOND FLOOR APARTMENT in an ARCHITECTURALLY DESIGNED second floor apartment in a PRESTIGIOUS SEA FRONT DEVELOPMENT conveniently located for West Lancashire Golf Course, Hall Road, Blundellsands & Crosby train stations and local leisure facilities. This apartment benefits from double glazing, New economy 7 storage heating and comprises of hall, lounge open to dining area and private balcony, fitted kitchen, two double bedrooms, the master bedroom having an en-suite shower room and there is an additional bathroom. There is an single garage, allocated parking, communal gardens and easy access to the seafront. There is a video entry system and there is a lift installed servicing all floors.

Viewing is Highly Recommended



Vestibule Entrance

6'7" x 6'1" (2.028 x 1.860)

laminate floor, built in cupboard housing water tank, shelving, electric light and meter.

Hall

14'9" x 6'2" (4.511 x 1.8957)

With telephone entry system, electric storage heater and laminate floor.

Storage Cupboard

laminate floor, shelves, water tank.

Lounge / Diner

22'4" x 19'6" (6.814 x 5.964)

Double glazed windows, double glazed door to balcony, laminate floor, fireplace with marble surround, electric storage heater x 2.

Kitchen

8'2" x 8'1" (2.502 x 2.465)

range of wall and base units, integrated electric oven with extractor fan, integrated fridge and freezer, washing machine, stainless steel sink with mixer taps, tiled walls, tiled floor. Open to dining area

Bathroom

7'10" x 6'8" (2.4 x 2.044)

low level WC, pedestal sink with mixer tap, Jacuzzi bath with mixer taps, extractor fan, fully tiled walls and floor

Bedroom 1

11'0" x 14'0" (3.366 x 4.283)

Double glazed window, electric storage heater, fitted wardrobes and dressing table with mirror.

En suite

7'10" x 3'9" (2.396 x 1.144)

low level WC, pedestal sink, walk in shower cubicle, extractor fan, fully tiled walls and floors

Bedroom 2

15'6" x 11'10" (4.729 x 3.629)

Double glazed windows opening to balcony, laminate floor, electric storage heater

Garage

Up and over door, electric laid on.

Allocated Parking Space

Communal Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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