



Weston Court Burbo Bank Road South, Liverpool, Merseyside L23 6SR

£209,950

BREATHTAKING UNINTERRUPTED VIEWS ACROSS THE MERSEY ESTUARY.....

Ground 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, central heating and comprises of hall, lounge, dining area, fitted kitchen, three double bedrooms, bathroom and a garage. There is communal parking, communal gardens and easy access to the seafront. There is a intercom entry system and there is a lift installed servicing all floors.

Viewing is Highly Recommended



Front External

Communal Parking and gardens

Hallway

15'11" x 11'10" (t shape) (4.85m x 3.61m (t shape))

Solid wooden flooring, Radiator, walk in larder cupboard, storage cupboard

Lounge

22'0" x 14'4" (6.723 x 4.384)

Double Glazed windows to front and side, two radiators, solid wooden flooring, electric fire with surround. double glazed sliding doors to dining room.

Dining Room

9'0" x 11'5" (2.745 x 3.483)

Double glazed window, radiator, solid wooden flooring

Kitchen

10'3" x 9'7" (3.136 x 2.930)

Double glazed window, range of high gloss fitted base and wall units with work surfaces, stainless steel sink with mixer tap, integrated NEFF Gas Hob, NEFF Extractor Hood, NEFF Electric Oven, NEFF Microwave oven, space for free standing fridge freezer, plumbing for dishwasher, plumbing for washing machine. Combi Boiler Vaillant Ecotec Plus, Tiled splash backs and flooring.

Shower Room

5'6" x 8'9" (1.682 x 2.673)

Part tiled walls and tiled flooring, radiator, Double glazed window, walk in shower cubical with electric shower, radiator, low level w.c. sink

Bedroom One

10'7" x 11'10" (3.239 x 3.624)

Double glazed window, solid wooden flooring, radiator.

Bedroom Two

11'3" x 10'5" (3.436 x 3.189)

Double glazed window, fitted wardrobe, radiator.

Bedroom Three

11'7" x 11'8" (into wardrobe) (3.538 x 3.565 (into wardrobe))

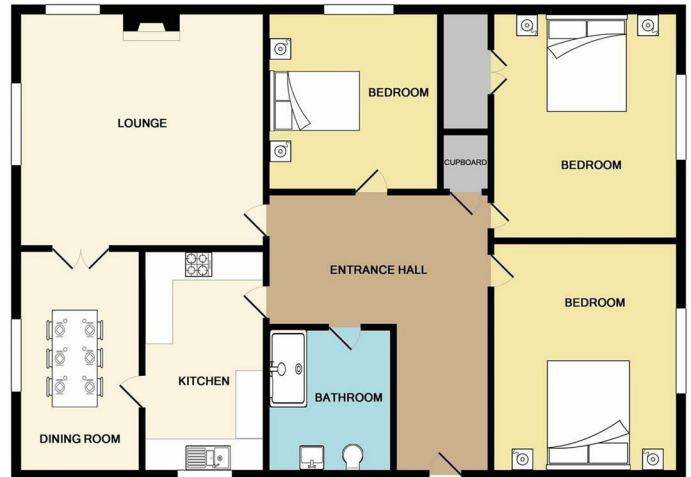
Double glazed window, radiator, fitted wardrobe.

Garage

At the rear of the apartments

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		
	73	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	70
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix i2015

