



11 Abbotsford Road, Blundellsands, Merseyside L23 6UX

£185,000

Berkeley Shaw are pleased to offer for sale this beautifully presented, 3 BEDROOM Lower Ground Floor Apartment in the highly sought after Abbotsford Road in Blundellsands.

This exceptionally updated and improved apartment within an impressive character building, expertly converted, is ready to move straight in. Quiet, established and highly sought after location within walking distance of Blundellsands railway station. The property comprises of: Enclosed Private Entrance, Hall, Delightful Lounge, Modern Kitchen, Large Main Bedroom with En-suite Shower, 2 bedrooms, Family Bathroom.

The property is well maintained and has a private paved seating area and parking is available.

Service Charge £80 per calendar month.

Viewing is Highly Recommended



Enclosed Entrance

20'8" x 4'1" (6.317 x 1.249)

UPVC double glazed door, UPVC double glazed windows, quarry tiles. Stairs leading down to

Vestibule

6'473'1" x 4'10" (1973 x 1.494)

cupboard housing electric fuse box, wooden framed internal window, wooden door with windows leading into hall

Hall

14'7" x 13'9" (4.450 x 4.216)

laminated floor, radiator

Lounge

21'0" x 15'11" (6.419 x 4.859)

UPVC double glazed windows x 3, wooden framed internal windows, gas fire with surround, radiator, wall lights

Office

6'7" x 10'10" (2.009 x 3.322)

radiator, storage cupboard

Kitchen

16'9" x 6'9" (5.106 x 2.081)

range of wall and base units, stainless steel one and a half bowl sink with mixer tap, integrated fridge and freezer, integrated washing machine, gas hob with extractor hood, Zanussi electric double oven, cupboard housing Ideal combi boiler, part tiled walls, vinyl floor, radiator, UPVC double glazed windows x 2

Dining Room / Bedroom 3

12'10" x 7'9" (3.925 x 2.365)

UPVC double glazed window, radiator

Bedroom 1

12'4" x 11'9" into wardrobe (3.775 x 3.594 into wardrobe)

UPVC double glazed window, radiator, fitted wardrobes

En Suite

7'6" x 3'1" (2.2906 x 0.949)

low level WC, pedestal sink with light overhead, electric shower, extractor fan, tiled walls, tiled floor

Bedroom 2

10'10" x 6'4" (3.322 x 1.94)

UPVC double glazed window, radiator, storage cupboard with hanging rail

Bathroom

7'6" x 10'1" (2.292 x 3.091)

low level WC, pedestal sink with light overhead, bath, shower cubicle with electric shower, extractor fan, tiled walls, vinyl floor

Outside

There is a private patio area with shrubs to the front and back of the apartment. There are communal gardens and a shared shed for storage and an allocated parking space.

| 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 | | |
| (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 | | |
| England & Wales | | EU Directive 2002/91/EC |

