



7 Burbo Mansions Burbo Bank Road South, Liverpool, Merseyside L23 6SP

Guide Price £285,000

BERKELEY SHAW are delighted to offer for sale this exceptionally well presented two/ three bedroom ART DECO GROUND FLOOR apartment. The property offers spacious and well laid out accommodation with the benefit of patio doors from the lounge and master bedroom that open onto the communal walkway terrace area. There is a lovely hallway, kitchen with door to a private courtyard area, a spacious lounge, dining room/ third bedroom and two further bedrooms. There is a single garage en bloc. An internal inspection is highly recommended to appreciate this lovely home.



Communal Hallway

External door leading to a communal hall, entrance to apartment

Hallway

Intercom, radiator, storage cupboards x 2 which also house gas and electric meters, Amtico floor

Lounge

14'6" x 11'0" + 15'4" x 7'9" (4.429 x 3.365 + 4.676 x 2.386)

gas fire with sandstone surround, wall lights x 4, radiator x2, laminate floor, french doors opening to walkway terrace. Archway UPVC double glazed window.

Dining Room / Bedroom 3

14'7" x 9'9" (4.461 x 2.978)

UPVC double glazed window, radiator, laminate floor

Kitchen

7'4" x 7'10" (2.237 x 2.391)

range of wall and base units, stainless steel sink with mixer tap and draining board, SMEG gas hob and electric oven, extractor hood, plumbing for washing machine, space for fridge freezer. marble tiled floor, UPVC door leading to private courtyard

Bedroom 1

10'1" to wardrobes x 16'9" (3.080 to wardrobes x 5.107)

fitted wardrobes with mirrored doors, radiator, laminate floor, french doors opening to walkway terrace

Bedroom 2

14'6" x 11'0" (4.429 x 3.365)

UPVC double glazed window, radiator, storage cupboard, laminate floor,

Bathroom

5'5" x 8'7" (1.663 x 2.641)

low level WC, sink with vanity unit, corner bath with overhead shower, extractor fan, heated towel rail, tiled walls and floor

Private Courtyard

patio area with storage cupboard housing boiler for central heating

Garage

single garage en bloc

Outside

Garage and walkway terrace and gardens.,

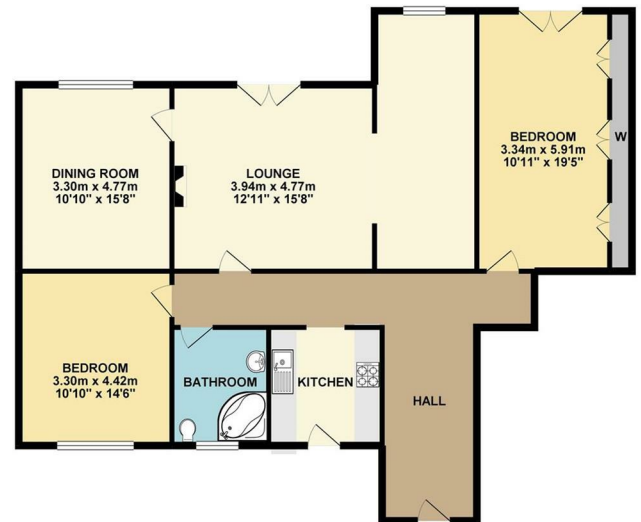
Management Charge

Managed by Mainstay. Day to day maintenance including repairs, gardening and building insurance is £820.79 per quarter. This also includes hot water which means you only need to pay the sewerage charge on your water bill.

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		
	64	74
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		
	65	73
England & Wales		
	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, finished, rooms and any other space are approximate and do not constitute a contract for any other purpose. The services, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency at the time of the print.

