



## Blundellsands Road East, Liverpool, Merseyside L23 8UJ

Guide Price £139,950

BERKELEY SHAW are delighted to offer for sale, this well presented TWO BEDROOM GROUND FLOOR apartment, situated in this popular development. The property is light and airy throughout and has accommodation that comprises entrance hallway, good sized lounge to the front, kitchen breakfast room that opens on to the rear, two double bedrooms and a recently updated shower room with separate WC. Externally there is a garage en-bloc with power and light. An internal inspection is highly recommended.



Hallway

From the communal hallway, door into the entrance hallway. There is doors off to all rooms with plenty of storage space.

Lounge

15'8" x 14'2" (4.80 x 4.34)

A lovely light and airy room with double glazed window to front. Radiator.

Kitchen

12'5" x 8'11" (3.81 x 2.72)

A kitchen breakfast room that is fitted with a range of base and wall units with complimenting work surfaces over incorporating sink unit. Double glazed window to rear and door gaining access to the rear. Built in oven, hob and extractor. Space for under counter appliances. Cupboard housing Vaillant boiler.

Wet Room & Separate WC

5'5" x 4'9" + 8'4" x 2'11" (1.67 x 1.46 + 2.55 x 0.89)

An updated wet room with Electric Mira shower and hand wash basin. Double glazed obscured window to rear. Radiator. WC with double glazed obscured window to rear and radiator.

Bedroom One

12'4" x 9'10" (3.76 x 3.02)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom Two

10'10" x 8'4" (3.31 x 2.56)

Doubel glazed window to rear. Radiator.

Garage

Singel garage with up and over door. Power point.

Lease/ Ground Rent and Service Charge

We have been informed that the lease was 200 years as of 1965. The ground rent and service charge is £68 per month.

