



## Somerford House Nicholas Road, Liverpool, Merseyside L23 6TS

Guide Price £90,000

BERKELEY SHAW are pleased to offer for sale this TWO BEDROOM ground floor apartment, situated within this popular development for the OVER 55's, located close to local shops and transport links and Crosby beach. The accommodation briefly comprises, entrance hallway, lounge, kitchen, two double bedrooms and bathroom. There is a communal laundry and residents lounge.



Entrance hallway

Doors off to lounge, bedrooms and bathroom. Night storage heater.

Lounge

20'10" x 10'4" (6.37 x 3.17)

Double glazed window and door opening on to the communal garden. Night storage heater. Door to kitchen.

Kitchen

7'8" x 7'4" (2.35 x 2.24)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating sink unit. Built in oven, hob and extractor. Double glazed window to rear.

Bedroom One

17'1" x 8'7" (5.21 x 2.64)

Double glazed window to rear. Night storage heater. Built in wardrobe.

Bedroom Two

10'3" x 8'9" (3.14 x 2.69)

Double glazed window to rear. Night storage heater.

Bathroom

7'3" x 5'5" (2.23 x 1.67)

Fitted with a suite comprising panel bath with electric shower over, hand wash basin and WC. Part tiled walls.

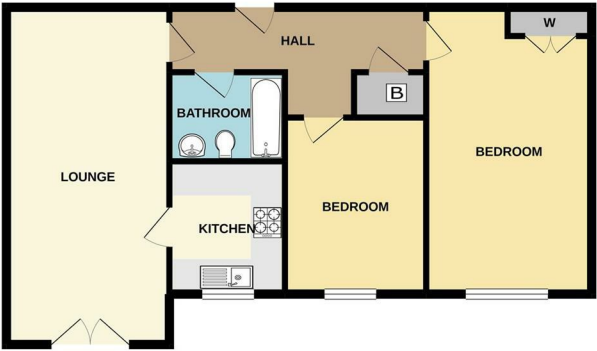
Communal Facilities

There is a communal laundry and residents lounge.

Service Charge

We believe that the maintenance and service charge is £157.00 per month.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The contents, layout and appearance shown here has not been tested and no guarantee as to their appearance or efficiency can be given.  
Issue with floorplan: 12/08/21

