



15 Abbotsford Road, Liverpool, Merseyside L23 6UX

Asking Price £170,000

Last 2 Bedroom Apartment Remaining!

Arrange a viewing now!!

Abbotsford Fifteen is a stunning, residential development of just 7, one and two bedroom apartments. The building has been subject to an exceptional conversion of this beautiful period building, set in the heart of Blundellsands, one of Liverpool's most affluent suburbs.

The apartments will be available for habitation from the beginning of **OCTOBER** and will be finished to a contemporary style however retaining many character features of the building. Each apartment offers a different layout, two of which offer duplex accommodation.

The kitchens will be modern in design and have fully integrated appliances with oven, hob, extractor hood, fridge freezer, microwave and wine cooler. The bathrooms will offer a boutique feel with Italian Porcelain tiles, three piece suite with rain shower and integrated wall mounted mirrored unit with shaver point.

The ground floor apartments will have their own patio area, whilst there is a lovely communal garden for all residents. Each apartment will have its own parking space and garden storage unit.



ABBOTSFORD 15

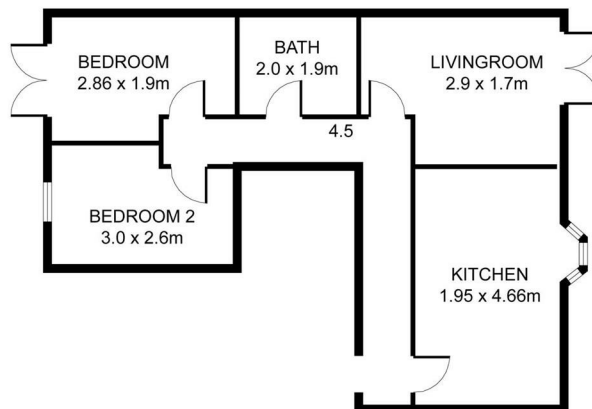
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Within minutes of Crosby Beach, these Seven beautifully-appointed apartments are designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'. Crosby was recently named by 'The Sunday Times' as one of the top 5 places to live in the North West and is popular with sports stars and celebrities.



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		
	77	77
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		
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