



Grove Court, 16 Moor Lane, Liverpool, Merseyside L23 2AA

£150,000

We are pleased to offer this light and airy, west-facing, one-bedroomed finished show apartment. It is situated on the first floor, is in pristine condition and readily accessible by the lift.

We think you'll be impressed with the recently constructed McCarthy & Stone's development at Grove Court. The EXCLUSIVE development of 46 apartments is set in a picturesque Crosby. It has all the amenities you would want close by. For 60-year-olds and over (with some discretion for those slightly younger and partners of 55 years) this lovely apartment has been designed for and gives you ideal retirement living.

You have the benefit of owning your home, free from worries about external maintenance, gardening, building insurance and water rates and with the support of a House Manager and a guest suite for visitors.



Front Exterior

Electric Gates on to car park with allocated spaces (£250 per year) , Communal seating areas

Hallway

10'8" x 3'9" (3.273 x 1.158)

Apartment door, carpet, Storage Cupboard housing fuse board and electric meter, Emergency pull cord system.

Laundry Room / Store Room

5'3" x 5'7" (1.610 x 1.721)

Boiler, carpet, plumbing for washing machine

Lounge / Dining Room

10'11" x 18'8" (3.331 x 5.711)

UPVC Double Glazed French Doors opening on to Juliet balcony, west facing and overlooking the communal gardens, Wooden fire surround with Electric log burner effect fire and electric storage heater, telephone and TV point.

Kitchen

7'0" x 7'10" (2.154 x 2.392)

UPVC Double glazed window, tiled flooring, kitchen comprises of a range of wall and base units with the following integrated appliances, Hotpoint Electric Hob, extractor hood, eye level Hotpoint Oven, fridge freezer, stainless steel single drainer sink with mixer taps.

Bedroom One

9'4" x 10'9" (2.86 x 3.282)

UPVC Double glazed window Dimplex Wall Heater, Fitted Wardrobes, carpet

Shower Room

5'7" x 7'1" (1.724 x 2.164)

Walk in shower cubical, with mixer thermostatic control shower, Low level W.C and Vanity sink unit

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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			
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