



## Burbo Point Hall Road West, Liverpool, Merseyside L23 8SY

£429,950

LUXURY APARTMENT with SEA VIEWS on to the Mersey Estuary and over on to North Wales from the Balcony off the Open Plan Lounge. To the rear it also benefits from Golf Course views from a Juliet balcony to the rear.

No better view of "Anthony Gormley's Iron Men!"

This apartment is IMMACULATELY presented, located on the 3rd Floor (via Lift) and has everything you would ever want in an apartment.

It has allocated underground parking with accompanying storage, as well as guest spaces for family and friends. The property consists of, Entrance hall, Utility Room, WC, Open Plan Lounge, Open Plan Kitchen-Diner, 2 Double Bedrooms with En Suites.

Externally there are communal entertainment spaces and gardens.



Hallway

22'11" x 10'2" (7 x 3.1)

Spacious hallway with double storage cupboard Foster Flooring and radiator

Utility Room

8'6" x 4'11" (2.6 x 1.5)

Range of wall and base units with stainless steel single drainer sink unit, plumbed for washing machine and Tumble Dryer

W C

4'11" x 3'7" (1.5 x 1.1)

Contemporary low level W/C and wall mounted wash hand basin , inset mirror, part tiled walls and tiled flooring

Open Plan Lounge

20'4" x 17'4" (6.2 x 5.3)

Dual aspect double glazed window and two sets of patio doors leading onto the balcony which has unrivalled far reaching views over the estuary, Welsh Hills and Liverpool skyline. 2 radiators.

Kitchen Diner

20'4" x 17'4" (6.2 x 5.3)

UPVC double glazed box bay floor to ceiling windows (shutter blinds), which over look the river, Welsh hills and Liverpool skyline. 2nd window with granite window sill overlooking golf course. Range of wall and base units with central island housing integrated fridge and freezer with granite worktop. One and half bowl under slung stainless steel sink, Induction electric hob, splash back, chimney style extractor fan above, electric oven and interacted microwave with built in plate warming draw, integrated dish washer, Patterton boiler housed in kitchen unit, radiator, tiled flooring, inset lights, over central island/breakfast bar

Bedroom 1

14'1" x 11'5" (4.3 x 3.5)

UPVC French doors with Juliette balcony over looking West Lance golf course, Built in wardrobes and radiator.

En suite 1

7'6" x 5'6" (2.3 x 1.7)

UPVC double glazed frosted window to side, double walk in shower cubicle with mains shower, low level W/C, wall mounted wash hand basin, alcove shelving, wall mounted mirror, fully tiled walls and tiled floor with under floor heating.

Bedroom 2

14'9" x 10'5" (4.5 x 3.2)

UPVC double glazed floor to ceiling window with views over the estuary and Welsh mountains, radiator and built in wardrobes

En suite 2

8'2" x 5'2" (2.5 x 1.6)

Paneled bath with mains shower over, low level W/C, wall mounted wash hand basin with storage below, inset mirror and shelving, ladder towel rail, fully tiled walls and tiled flooring with under floor heating

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		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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