



9 The Downs Blundellsands Road West, Liverpool, Merseyside L23 6XS Offers In Excess Of £225,000

Now that's a view! BERKELEY SHAW are delighted to offer for sale this FIRST FLOOR APARTMENT with lovely views towards the sea! The apartment is light and airy and has good sized living accommodation with entrance hallway, spacious lounge dining room, kitchen with a new boiler, study/ bedroom three, two further double bedrooms, family bathroom, and an additional WC/storage room. The apartment benefits from an extended lease until 2189. There is a large garage en bloc and access to the well maintained communal gardens overlooking the beach. An internal inspection is highly recommended

***NO CHAIN ***



Vestibule

7'2" x 4'11" (2.2 x 1.5)

Hallway

2'11" x 14'9" (0.9 x 4.5)

With telephone entry system and radiator

WC/Storage Room

6'2" x 4'11" (1.9 x 1.5)

UPVC frosted double glazed window, low level WC, wall mounted wash hand basin, fitted shelving

Lounge

19'8" x 14'1" (6 x 4.3)

UPVC double glazed picture windows with views out over the river, feature fire surround with inset electric fire and access to kitchen

Kitchen

10'5" x 10'2" (3.2 x 3.1)

UPVC double glazed window, stainless steel sink, range of wall and base units with electric double oven and hob with extractor fan, plumbed for washing machine and integrated fridge freezer, New Boiler, tiled flooring

Bathroom

10'5" x 6'2" (3.2 x 1.9)

UPVC double glazed frosted window, low level WC, pedestal wash hand basin, walk in shower cubicle, chrome ladder towel rail, storage cupboard 0.9x0.7m, fully tiled walls and floor

Master Bedroom

13'1" x 10'5" (4 x 3.2)

UPVC double glazed window, radiator range of fitted wardrobes, dressing table and chest of draw, beside cabinets and overhead storage

Bedroom

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

UPVC double glazed picture window, fitted mirrored wardrobes, radiator


Bedroom/Study

10'5" x 6'10" (3.2 x 2.1)

UPVC double glazed window, radiator and built in storage

Garage

There is a large garage with this apartment

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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