



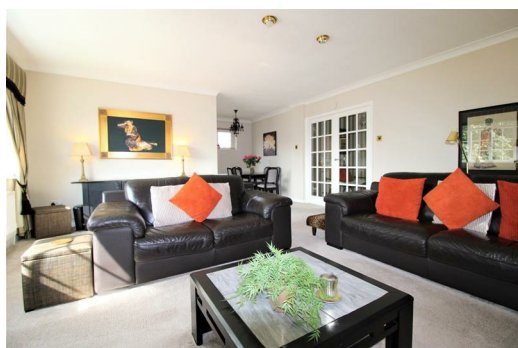
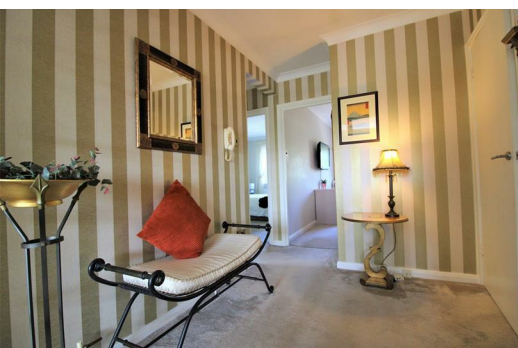
## 22 Blundellsands Road West, Liverpool, Merseyside L23 6TE

Asking Price £200,000

Berkeley Shaw are pleased to offer an opportunity to acquire this second floor apartment close to the beach and conveniently located for West Lancashire Golf Course, Hall Road, Blundellsands & Crosby train stations and local leisure facilities.

The accommodation benefits from gas central heating and double glazing and comprises of entrance hall, lounge/dining area, kitchen, two double bedrooms, bathroom. There is a good sized communal garden laid out with lawn, there is a large driveway providing off road parking and a garage.

NO CHAIN





Communal Hall

Hall

6'6" x 8'2" (2 x 2.5)

Lounge

16'4" x 16'4" (5'2 x 5'2)

UPVC double glazed window, radiator

Dining Room

6'6" x 6'6" x 6'6" x 13'1" (2'2 x 2'4)

Radiator

Kitchen

6'6" x 22'11" x 6'6" x 16'4" (2'7 x 2'5)

Range of wall and base units, stainless steel sink, gas hob, integrated oven, integrated washing machine, part tiled walls, tiled floor.

Bedroom 1

13'1" x 9'10" (4 x 3)

UPVC double glazed window, radiator, fitted wardrobes.

Bedroom 2

9'10" x 26'2" x 6'6" x 22'11" (3'8 x 2'7)

UPVC double glazed window, radiator, fitted wardrobes.

Bathroom

6'6" x 6'6" x 9'10" (2'2 x 3)

Low level WC, pedestal sink, bidet, bath with shower overhead, UPVC windows x 2, tiled walls and floor.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

