



Apt 7 Sunningwell, Blundellsands, Merseyside L23 6UN

Offers Over £170,000

We are thrilled to offer this first floor, two bedroom apartment situated in a desirable road in Blundellsands. This property is close to Blundellsands and Crosby train station, Crosby beach and other amenities.

The apartment enjoys two reception rooms, a lounge with a balcony, and a dining room which is open with the kitchen. There are two double bedrooms and a family bathroom.

There is parking to the rear of the block also.

Service charge is £110 pm and ground rent £100 pa.

To view call 01519246000



Hall

Lounge

16'4" x 11'1" (5 x 3.4)

Gas fire, sliding doors to balcony

Kitchen

10'2" x 7'6" (3.1 x 2.3)

Range of wall and base units, stainless steel sink, plumbing for washing machine, combi boiler, gas oven with extractor fan. part tiled walls, vinyl floor, UPVC double glazed window.

Dining Room

9'2" x 8'2" (2.8 x 2.5)

UPVC double glazed window, radiator, laminate floor.

Bathroom

6'10" x 5'6" (2.1 x 1.7)

Low level WC, pedestal sink, P shaped bath with shower overhead, storage cupboard, tiled walls and floor, UPVC double glazed window.

Storage Cupboard

2'3" x 2'3" (0.7 x 0.7)

Bedroom 1


11'5" (3.5)

UPVC double glazed window, fitted wardrobes, radiator..

Bedroom 2

11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed window, fitted wardrobes, radiator..

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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