



Grove Court Moor Lane, Liverpool, Merseyside L23 2AA

Offers In Excess Of £175,000

We think you'll be amazed at McCarthy & Stone's latest development at Grove Court. The EXCLUSIVE development of 46 one and two bedroom apartments is set in a picturesque village and has all the amenities you would want close by.

ONE BEDROOM FIRST FLOOR APARTMENT AVAILABLE

What's more McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort. Designed exclusively for the over 60's these Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening and there's support if you need help with anything.

Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.



Exterior

Communal Gardens, Parking available via site manager, access to external store room

Communal Internal Area

Communal Lounge to Ground floor with kitchenette.

Hallway

Entrance Door, carpet, Care line system next to bathroom

Utility Cupboard

Carpet ,1 x Indesit washing machine, water heater electrical sockets and shelves

Lounge

UPVC French door with Juliet balcony, marble surround with inset electric fire, Dimplex heater, Walk-in storage cupboard housing electric meter and fuse board.

Kitchen

UPVC double glazed window, tiled flooring, integrated appliances, 50/50 fridge freezer, hotpoint electric oven,, single stainless steel sink and mixer tap, hotpoint electric hob and Extractor hood

Bedroom

UPVC double glaze window, carpets throughout, electric Dimplecx wall heater
Walk-in wardrobe with a range of rails and shelving

Shower Room

Part tiled walls, vanity sink unit, ladder towel rail, low level wc, wall light with shaver point, large walk-in shower tray with fixed glass screen, combination shower, dimplex heater, tiled floor.

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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