# BerkeleyShaw

The Ternary, Old Haymarket, Liverpool, L1 6ER www.berkeleyshaw.com



# 28 Gaywood Court Nicholas Road, Liverpool, L23 6XN Asking Price £169,950

Berkeley Shaw are pleased to bring to the market, this spacious, first-floor two-bedroom apartment with a Garage. The apartment boasts a dual-aspect spacious lounge, fitted kitchen/diner, shower room two double bedrooms and a utility room.

The property also has well-kept communal gardens and is located in the heart of Blundellsands, a stone's throw away from Blundellsands train station, shops, and schools and a few minutes walk to Crosby beach.

Book your viewing now!



#### Hall 24'11" x 5'2" (7.6 x 1.6) Radiator, meter cupboard

#### Lounge

23'3" x 10'9" (7.1 x 3.3) UPVC window front and rear, 2x radiators

Kitchen

# 11'5" x 7'10" (3.5 x 2.4)

UPVC Double glazed window, Range of modern wall and base units, stainless sink with mixer tap, integrated Bosch dishwasher, integrated Neff hob and oven, integrated fridge, freezer, part tiled wall.

# **Utility Room**

6'2" x 5'10" (1.9 x 1.8)

UPVC double-glazed window, Worcester combi boiler, plumbing for a washing machine.

# WC

2'7" x 5'10" (0.8 x 1.8) UPVC double-glazed window, close fit toilet

### Shower Room

UPVC Double glazed frosted glass window, wash basin with vanity unit, shower cubicle with mixer shower, stainless steel towel rail radiator, part tiled

### Bedroom 1

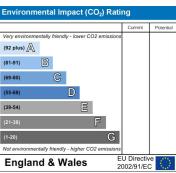
11'5" x 10'9" (3.5 x 3.3) UPVC Double glazed window, radiator

Bedroom 2 UPVC Double glazed window, radiator, TV point

Outside Communal gardens

Garage 8'6" x 17'4" (2.6 x 5.3) Up and over door

Energy Efficiency Rating			Environn
	Curre	ent Potential	
Very energy efficient - lower running costs			Very environm
(92 plus) A			(92 plus)
(81-91) B	7	81	(81-91)
(69-80)	7	<u> </u>	(69-80)
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38)
(1-20)	G		(1-20)
Not energy efficient - higher running costs			Not environme
England & Wales	EU Dir 2002/9		Englar







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