



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		
	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		
	73	81
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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