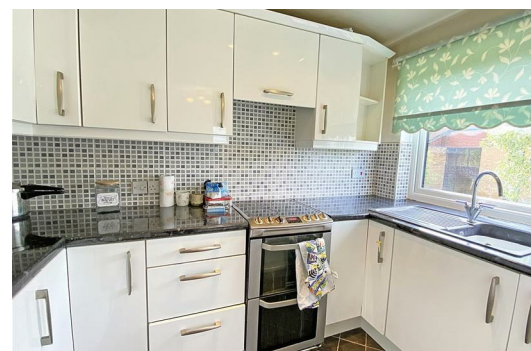




Hayward Court Watchyard Lane, Liverpool, L37 3QP

£65,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this first floor 2 bedroomed apartment with private south/west facing balcony. The property is for over 55's and purchased on a 70%/30% shared ownership. The accommodation includes communal residents lounge and laundry, lift to first floor, front door to: hall, lounge/dining room, two bedrooms, fitted kitchen, shower room and balcony. There is a bus stop outside.



Ground Floor

Communal Areas

Telephone entry system, communal lounge, laundry and guest room, lift to first floor.

First Floor

Hall

Deep cloaks cupboard, airing cupboard.

Lounge/Dining Room

17'7" x 12'8" max (5.37 x 3.87 max)

Double glazed door to balcony, double glazed windows, radiator, Private balcony over looking gardens south/west facing.

Fitted Kitchen

10'0" x 5'7" (3.07 x 1.72)

Double glazed window, range of high and low level fitted units, post formed work surfaces, space for oven, integrated fridge/freezer, single sink unit with mixer tap, tiled walls.

Bedroom 1

16'7" x 8'7" (5.06 x 2.63)

Double glazed window, window.

Bedroom 2

9'9" x 6'4" (2.99 x 1.94)

Double glazed window, radiator,

Shower Room

6'4" x 5'5" (1.95 x 1.66)

White suite comprising: walk in double shower cubicle, wash basin in vanity unit, low level wc, tiled walls, heated towel rail.

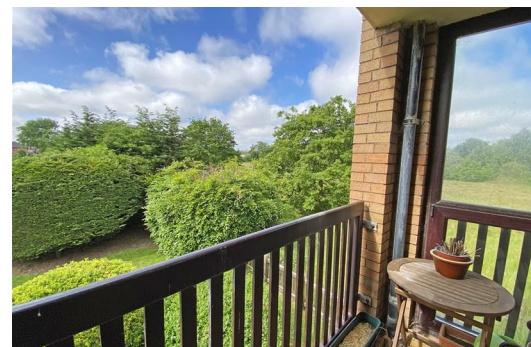
Outside

Communal parking, communal gardens.

Monthly service charges are currently £221.72 to include heating, laundry, guest room and communal areas.

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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