



## Flat 22 Lonsdale Road, Liverpool, L37 3AA

### Asking Price £190,000

If you are looking for a well-maintained retirement apartment, this could be the ideal property for you!

Berkeley Shaw is delighted to bring to the sales market this well presented two-bedroom apartment situated in the popular Trinity Lodge development on Lonsdale Road L37. The development is well positioned for easy access to Formby Village, which provides a fantastic array of amenities including shopping facilities, cafes, restaurants and strong transport links.

Situated on the first floor of the development, with both lift and stair access, the accommodation briefly comprises; an inviting entrance hall with three storage cupboards. From here, you access the spacious sitting/dining room with feature electric fireplace and access to the modern fitted kitchen. The modern fitted kitchen boasts a range of integrated appliances including electric hob, electric oven, fridge, freezer & washing machine. Completing the accommodation is two double bedrooms & a modern shower room. Externally, the property benefits from well-maintained communal gardens and resident parking, which is allocated on a first come, first serve bases. Further benefits to the apartment include no onward chain and double glazing.

The development further benefits from an onsite warden, who is available five days a week and a guest suite which is available for when friends and family come to stay.

Viewing is essential to appreciate this fantastic apartment.



## Entrance hall

3 x storage cupboards, electric heater & intercom entry system.

## Sitting/dining room

Double glazed window, electric fire & electric heater.

## Kitchen

Range of wall & base units, electric hob, electric oven, spot lights, integrated fridge, integrated freezer, stainless steel sink with drainer & tiled back splash.

## Bedroom 1

Fitted wardrobe, double glazed window & electric heater.

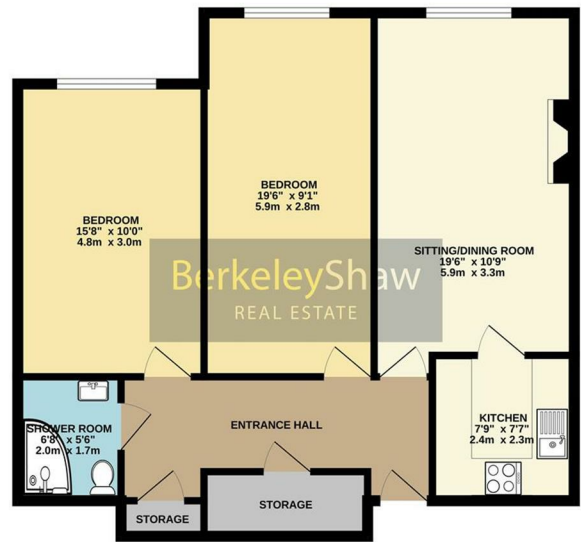
## Bedroom 2

Double glazed window & electric heater.

## Shower room

Corner shower, WC, basin, & tiled walls.

GROUND 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not intended to be used as a basis for any claim or guarantee, as to their accuracy or efficiency can be given. Made with Floorplan 12.023



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