



2 Somerford House Nicholas Road, Liverpool, L23 6TS

Offers Over £120,000

Berkeley Shaw is delighted to offer for sale this beautifully presented one-bedroom apartment located in Somerford House, Nicholas Road L23. The apartment has been significantly modernised by the current owner, giving the apartment a turnkey finish.

The apartment is in one of the most desirable areas in the region. The property is situated just a short walk away from Crosby Beach, giving the lucky buyer an opportunity to enjoy one of the areas premier recreational spots. There is also superb transport links via both road and rail giving easy access to Liverpool, Formby, Southport and surrounding areas. College Road, Coronation Road & Crosby Village offer a vibrant selection of shops, restaurants, cafes & wine bars.

The development is suitable for over 55's only. Situated on the first floor and accessed via the communal hallway, the accommodation comprises; entrance hall with two storage cupboards, beautifully presented open plan kitchen/diner/living area. This is the perfect space to relax and is flooded with natural light from the bay window. The kitchen space boasts smart storage solutions and a range of integrated appliances. Completing the layout is a generous bedroom with ample storage and a modern three-piece shower room. Externally, the property benefits from resident parking and well-maintained communal gardens. Further benefits include a secure entry system, double glazing & economy 7 heaters.

Viewing is essential to appreciate the quality of this fantastic apartment!



Communal hallway
Stair access to first floor.

Entrance hall

Electric heater, intercom entry system & 2 x storage cupboard.

Kitchen/diner/living area

Double glazed windows to bay, economy 7 storage heater, range of wall & base units with smart storage solutions, stainless steel sink with drainer, tiled splash back, induction hob, electric oven, extractor hood, integrated fridge freezer & integrated dishwasher.

Bedroom 1

Double glazed window, economy 7 storage heater & storage cupboards.

Shower room

Double glazed window, tiled wall, tiled floor, corner shower unit with electric shower, towel radiator, WC & basin.

Externally

Communal gardens with resident parking.

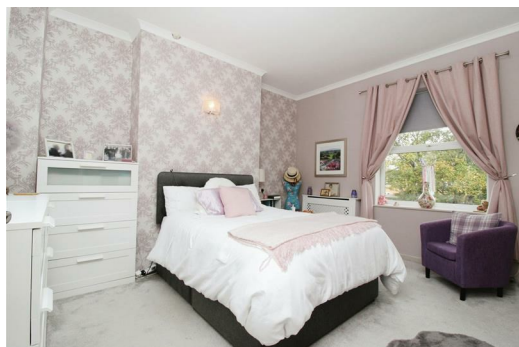
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure C1023

| 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 | | | |
| | | 74 | 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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