



25 Blundellsands Road East, Liverpool, L23 8XB

Offers Over £75,000

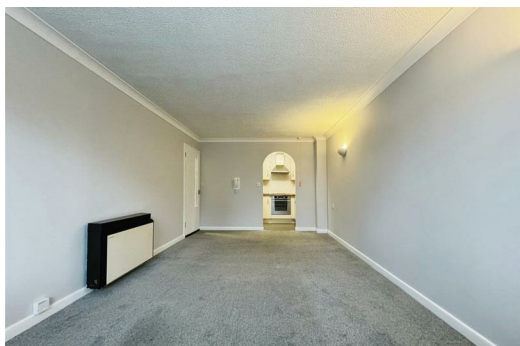
Are you looking to downsize?

This well presented one bedroom first floor apartment is brought to the sales market by Berkeley Shaw Real Estate. Located in the popular Homedove House development, the surrounding area boasts an excellent variety of amenities with a range of shops, cafes, restaurants and bars available along College Road. The area also offers excellent transport links via both road and rail. This is a popular development amongst purchasers given the social, secure and well maintained nature of the development.

The apartment is suitable for cash buyers only.

Accessed via the communal hallway, the accommodation comprises; entrance hall with storage cupboard, three-piece shower room, spacious living room with an open aspect through to the fitted kitchen and providing access. Completing the layout is a spacious bedroom boasting ample storage. Further benefits to the apartment include, double glazing and no onward chain.

Viewing is essential!



Entrance hall
Storage cupboard

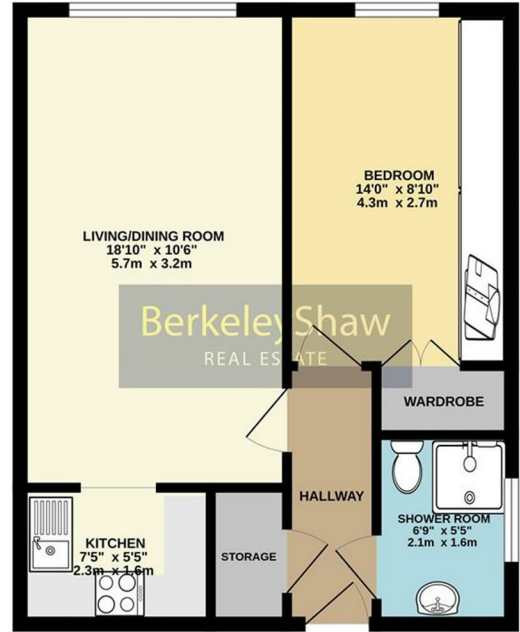
Living room
Double glazed window, storage heater, intercom & access to kitchen.

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

Bedroom
Double glazed window, fitted wardrobes, wall lights & electric heater.

Shower room
WC, basin, double glazed window, tiled walls, shower unit with electric shower & extractor fan.

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 errors 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	79	79

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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