



## 14 2 Nicholas Road, Crosby, Merseyside L23 6TS

Asking Price £100,000

Berkeley Shaw Real Estate is delighted to offer for sale this two-bedroom ground floor apartment situated in the ever-popular Somerford House development. This development is suitable for people over 55 only!

The development is situated in one of the area's most sought after suburbs, Blundellsands. The surrounding area boasts a stunning variety of amenities adding to the desirability for buyers. There are excellent transport links via both road and rail giving access to Liverpool, Southport and surrounding areas. The area also boasts a wide range of shops, restaurants, cafes & bars.

Situated on the ground floor with access via the communal hallway, the accommodation briefly comprises; entrance hall with storage cupboard, spacious living/dining area with door out to the communal gardens, fitted kitchen with a range of integrated appliances, two double bedrooms and a modern shower room. Further benefits to the apartment include no onward chain & double glazing.

Get in touch straight away to arrange a viewing!





## Entrance hallway

Doors off to lounge, bedrooms and bathroom. Night storage heater.

## Lounge

20'10" x 10'4" (6.37 x 3.17)

Double glazed window and door opening on to the communal garden. Night storage heater. Door to kitchen.

## Kitchen

7'8" x 7'4" (2.35 x 2.24)

Fitted with a range of base and wall units with complimenting work surfaces incorporating sink unit. Built in oven, hob and extractor. Double glazed window to rear elevation.

## Bedroom One

17'1" x 8'7" (5.21 x 2.64)

Double glazed window to rear. Night storage heater. Built in wardrobe.

## Bedroom Two

10'3" x 8'9" (3.14 x 2.69)

Double glazed window to rear. Night storage heater.

## Bathroom

7'3" x 5'5" (2.23 x 1.67)

Shower unit with electric shower, WC & basin.

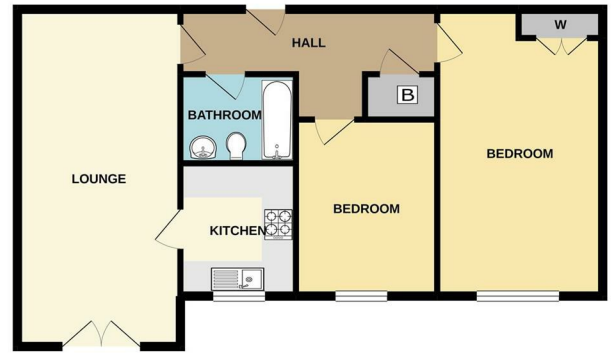
## Communal Facilities

There is a communal laundry and residents lounge.

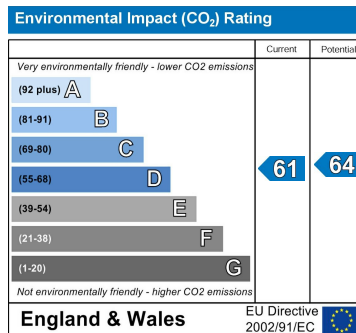
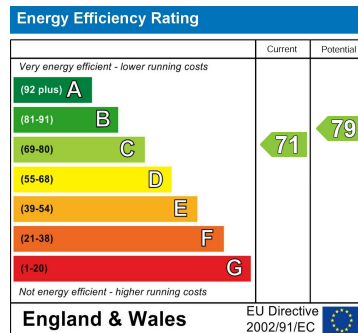
## Service Charge

We believe that the maintenance and service charge is £221.00 per month.

GROUND FLOOR



While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Issue with drawings: 12/09/21



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