



## 16 Moor Lane, Liverpool, L23 2AA

### Asking Price £175,000

Welcome to this beautiful one bedroom apartment situated in Grove Court, Moor Lane. Situated on the first floor of the development, the apartment offers a real feel of luxury throughout. Situated within a thriving retirement community, the apartment provides the perfect balance of independent living with the added peace of mind of 24-hour warden care, should it be needed.

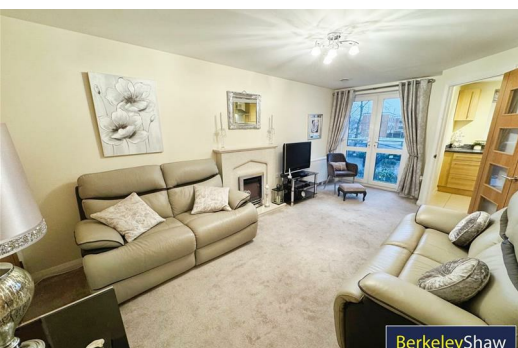
Built by the renowned McCarthy and Stone, this prestigious development is located in the heart of Crosby Village, with shops, restaurants, coffee shops, and transport links all just a short walk away.

The apartment features a private entrance hallway with a utility area, leading into a bright living room with feature fireplace and a Juliette balcony. The kitchen is conveniently located off the living area with a range of integrated appliances. The generously sized double bedroom benefits from a walk-in wardrobe, and there is a modern shower room.

Residents also have easy access to the beautifully maintained communal gardens. The property comes complete with carpets, curtains, and light fittings, and each apartment is equipped with UPVC double glazing, a central heating system, and air filtration throughout. Lifts provide easy access to all floors.

The communal facilities in this development are second to none, offering a popular communal lounge and a fully equipped kitchen, all available for use by residents and guests. Parking spaces are available, and there is a guest suite available for hire. The development is private, secure, and offers residents a truly exceptional standard of living. Get in touch today to arrange a viewing!

S/C £3052.50 per year 990 years remaining on ease





## Communal hallway

Secure entrance with communal living area stairs & lift access.

## Hallway

## Living/dining room

Electric fire, electric heaters, UPVC French doors to Juliette balcony, storage cupboard & access through to kitchen.

## Kitchen

Range of wall & base units, UPVC double glazed window, sink unit with drainer, electric hob, electric oven, integrated fridge freezer, extractor hood & tiled floor.

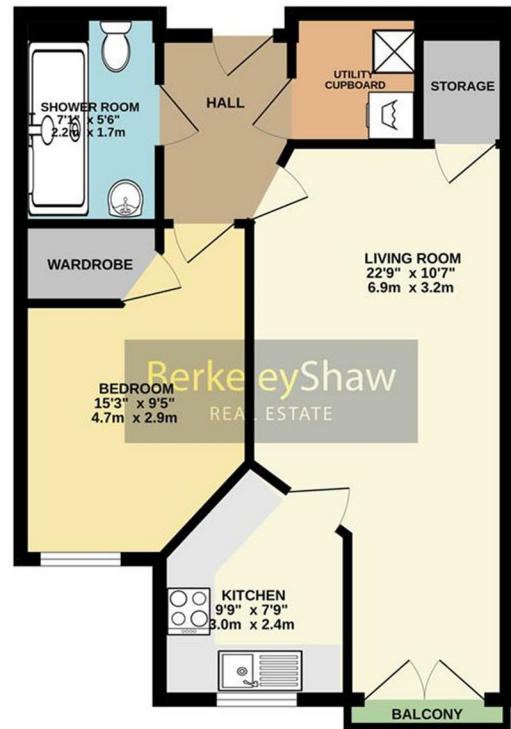
## Bedroom

UPVC double glazed window, electric heater & walk in wardrobe.

## Shower room

WC, basin, walk in shower with glass screen, tiled floor, tiled walls & towel rail.

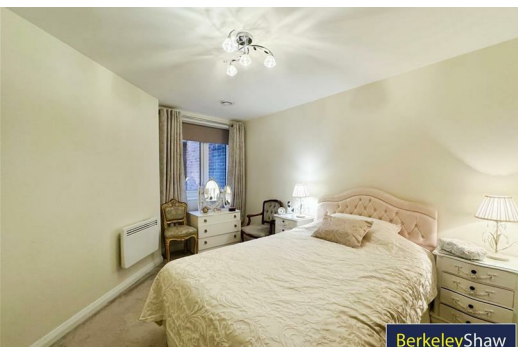
GROUND FLOOR



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	

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	

While 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.  
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