



## 1 The Knowles Blundellsands Road West, Liverpool, L23 6AB Offers Over £220,000

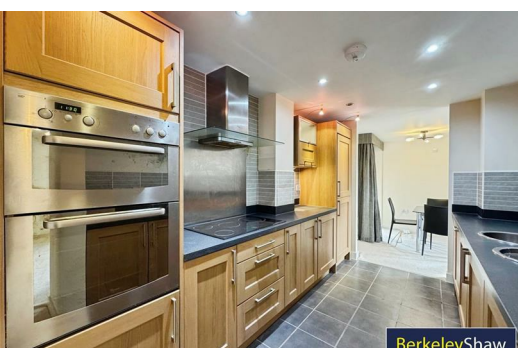
Situated in the heart of Blundellsands, just a short walk from the iconic Crosby Beach and only moments from Blundellsands & Crosby train station, The Knowles is a highly regarded and secure development offering the perfect blend of coastal charm and commuter convenience. This beautifully appointed ground floor apartment presents an ideal opportunity for a range of buyers, including downsizers, first-time purchasers, professionals, and investors alike, and is offered to the market with no onward chain.

Accessed via the communal hallway with secure access, internally, the property features a welcoming entrance hall which leads through to an inner hallway, complete with a useful utility cupboard. The bright and spacious open-plan kitchen, dining and living area is filled with natural light from generous windows and offers direct access to a private balcony through the dining area – an ideal space for relaxing or entertaining.

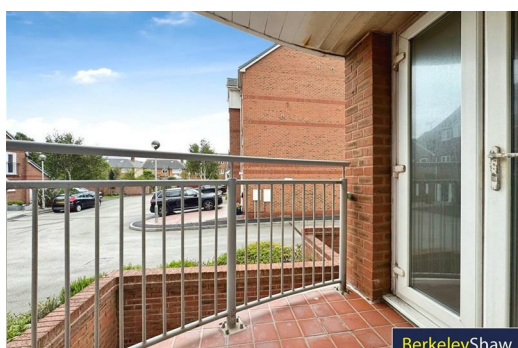
There are two double bedrooms, including a generous master bedroom with a sleek en-suite shower room. A modern guest bathroom completes the layout, offering both style and practicality.

Further benefits include a private balcony, allocated parking, a secure intercom entry system, and beautifully maintained communal grounds within this professionally managed development. With no onward chain, this apartment presents a smooth and swift purchase opportunity.

Apartments in The Knowles are rarely available – especially those on the ground floor with such an attractive layout. With its unbeatable location, modern design, and excellent amenities, this property offers comfortable,



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REAL ESTATE

Entrance hall

Hallway

Open plan kitchen diner/living area

Master bedroom

En-suite shower room

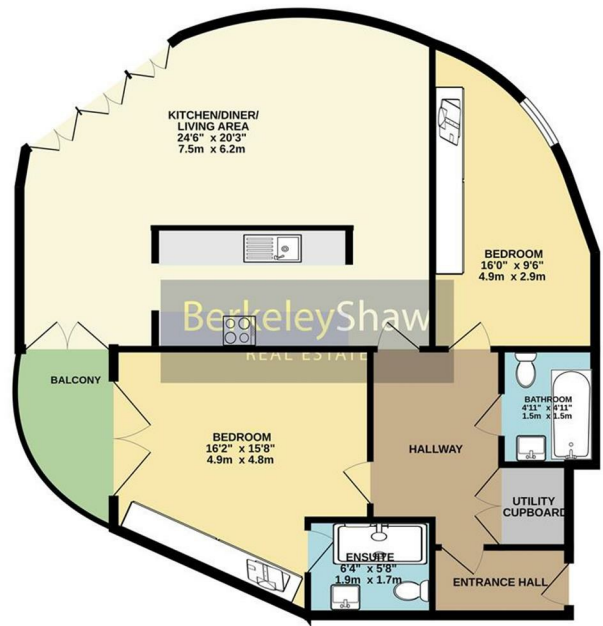
Bedroom 2

Bathroom

Balcony

Externally

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 misstatement. 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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