



## Apt 11 The Knowles Blundellsands Road West, Liverpool, L23 6AB

Asking Price £230,000

This beautifully presented second floor flat located in The Knowles, Blundellsands Road West in the charming area of Blundellsands. This delightful property boasts TWO balconies facing both SOUTH AND WEST so you can enjoy the daytime sunshine and the world renowned Liverpool Sunsets over the River Mersey.

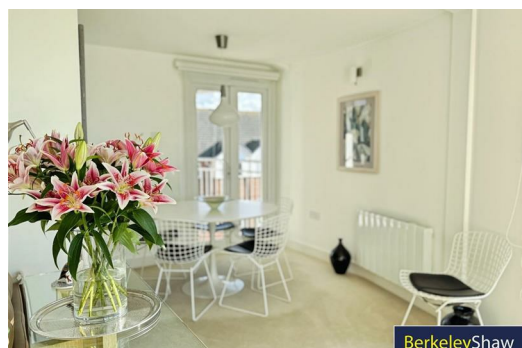
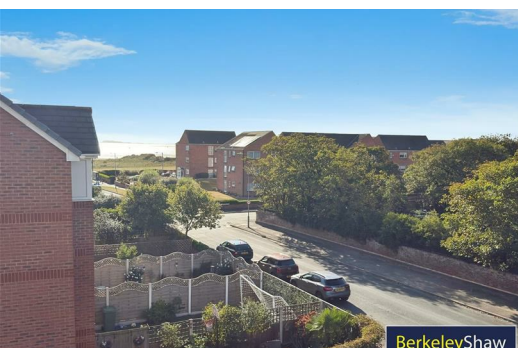
Situated on the second floor, this flat is easily accessible via lift or stairs, ensuring a sense of privacy, tranquillity not to mention the excellent views. The property is ready for you to move in right away, allowing you to settle in without delay and start enjoying the coastal lifestyle that Crosby has to offer whether you are a young professional looking for an easy commute to Liverpool City Centre.

The lounge/kitchen/dining area are partially open-plan with the lounge area having a sequence large glass doors provide an abundance of natural light and frame the stunning sea views that this location is renowned for, creating a picturesque backdrop that changes with the tides. With a balcony from the lounge area and another balcony accessed from both the dining area and main bedroom.

The main DOUBLE bedroom benefits from a built-in wardrobe, ensuite shower room and SOUTH facing balcony. The second SINGLE bedroom also offers built-in mirrored wardrobe and fitted carpet.

### The building

With its prime location, you will find yourself just moments away from the beautiful beach, local amenities, and excellent transport links, making it a perfect base for exploring the vibrant city of Liverpool and its



Hall

GROUND FLOOR

Communal Hallway & Stairs

Balcony Sea-View Lounge

Lounge/Dining room  
22'10" x 21'7" (6.98 x 6.59)

Kitchen

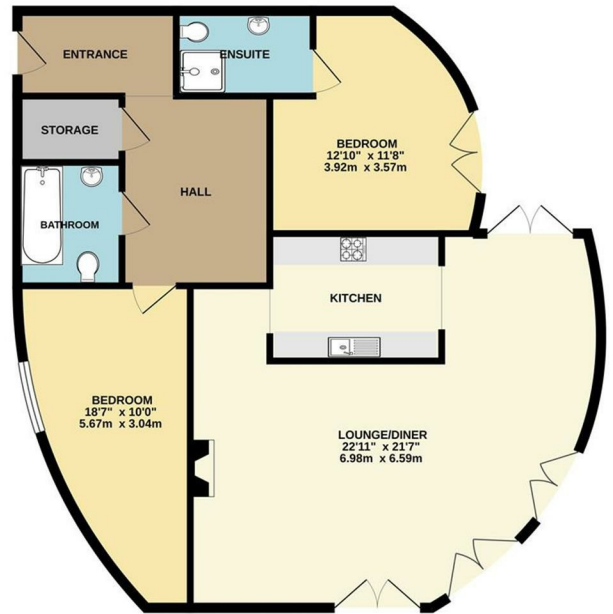
Bedroom 1 (Ensuite)  
12'10" x 11'8" (3.92 x 3.57)

Ensuite

Balcony Sea-View Bedroom 1

Bedroom 2  
18'7" x 9'11" (5.67 x 3.04)

Bathroom



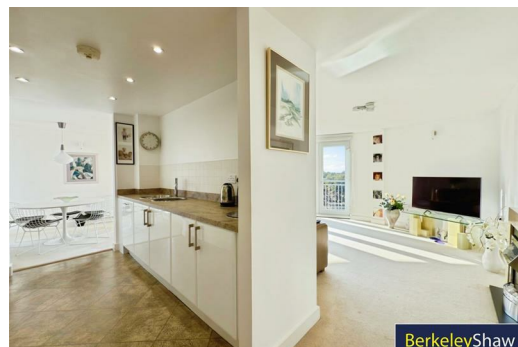
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreps 02025

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			
		62	80
<b>England &amp; Wales</b>	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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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