



BerkeleyShaw
REAL ESTATE

Apt 7, The Knowles Blundellsands Road West, Liverpool, L23 6AB

Offers Over £230,000

Stylish Turn-Key Apartment in the Heart of Blundellsands – No Onward Chain

Perfectly positioned in the heart of Blundellsands, just a short stroll from the iconic Crosby Beach and moments from Blundellsands & Crosby train station, this beautifully refurbished first-floor apartment at The Knowles offers the ideal blend of coastal charm, modern comfort, and commuter convenience.

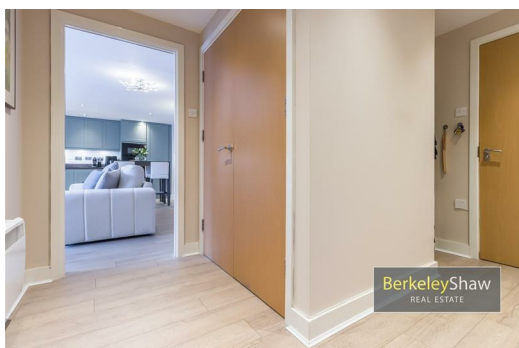
Set within a highly regarded, secure development, the apartment has been tastefully updated throughout, boasting a brand-new contemporary kitchen and refurbished bathrooms, creating a true turn-key home ready to move straight into.

Accessed via a lift-served communal hallway, the property opens into a welcoming entrance hall with a handy utility cupboard. The bright and spacious open-plan living, kitchen, and dining area forms the heart of the home, featuring French doors that flood the space with natural light and open onto a charming Juliet balcony – perfect for enjoying the fresh coastal air. The kitchen space boasts a range of integrated appliances for added convenience.

There are two double bedrooms, including a generous master suite with Juliet balcony and a sleek en-suite shower room, complemented by a stylish guest bathroom, both newly refurbished to a high standard.



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Communal hallway

Secure access with stairs and lift access to upper floors & undercroft parking.

Entrance hall

An inviting entrance hall with ample space for storage, electric heater & handy utility cupboard.

Kitchen diner/living area

A newly fitted kitchen incorporating a range of integrated appliances including an AEG induction hob, extractor hood, electric oven, microwave & composite sink. The kitchen is stylishly finished with a metro effect tiled splash back and LVT floor. The living area is flooded with natural light via double glazed french doors and windows which open to a Juliet balcony.

Master bedroom

A bright and airy master suite flooded with natural light via double glazed French doors & opening to a Juliet balcony.

En-suite shower room

A newly fitted en-suite shower room with a vanity combination unit housing a WC, basin & storage with a tiled shower enclosure complete with glass and chrome effect shower unit.

Bedroom 2

A handy second bedroom currently utilised as a study with fitted wardrobes and flooded with natural light via a double glazed window.

Bathroom

Modern bathroom with WC, basin with storage, bath with a hand shower, heated electric towel rail & part tiled walls.

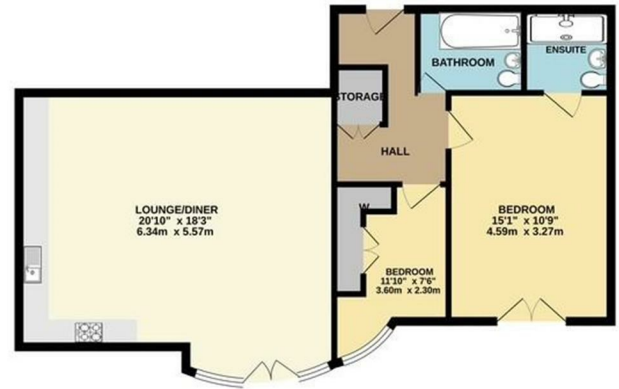
Externally

Secure allocated parking space. Well maintained communal gardens with ramped access to the front door.

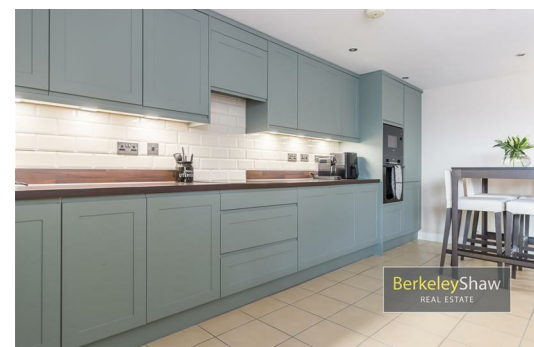
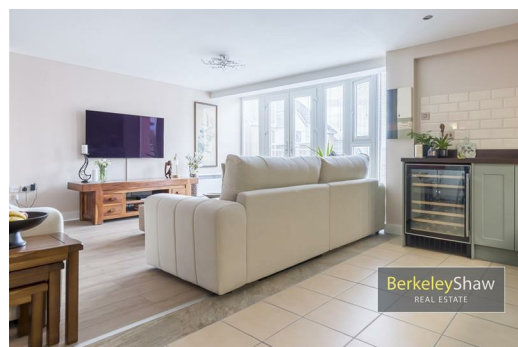
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		86
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR



These energy ratings have been made to ensure the accuracy of the Reception completed here. Measurement of plots, surfaces, rooms and any other items are approximate and it is responsibility to them for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or life span. Plans and Energy 12/2017



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