



Mere Park, Crosby,
L23 7TS

£180,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled in the heart of CROSBY, just a short stroll from the vibrant village shops and amenities, this spacious TWO-BEDROOM APARTMENT enjoys one of the best outlooks in the development, with ELEVATED VIEWS OVER THE LANDSCAPED GARDENS AND TRANQUIL DUCK POND.

Thoughtfully updated, the apartment offers a BRIGHT AND CONTEMPORARY KITCHEN, fitted with an ELECTRIC COOKER AND HOB, along with INTEGRATED FRIDGE, FREEZER, AND WASHING MACHINE. The MAIN COMBI BOILER provides efficient central heating, and there's a handy hall cupboard.

The OPEN-PLAN LOUNGE AND DINING AREA is a standout feature, filled with natural light from large windows on both sides – perfect for relaxed evenings or entertaining while enjoying the PEACEFUL GARDEN VIEWS.

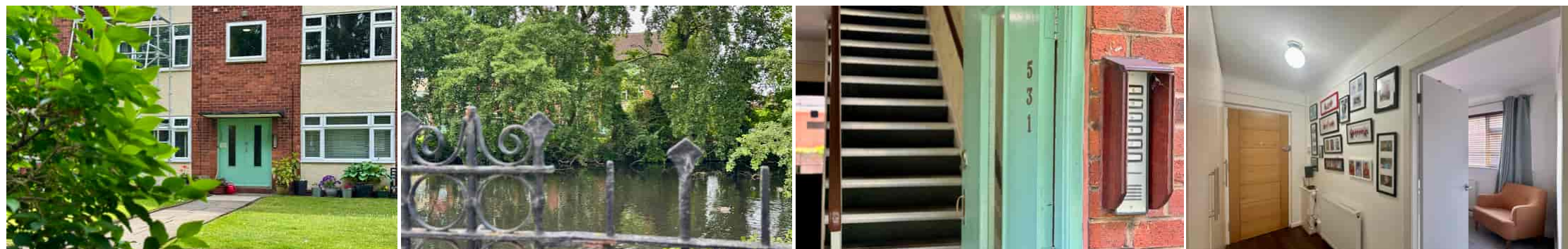
There are TWO WELL-PROPORTIONED DOUBLE BEDROOMS, complemented by a STYLISH BATHROOM WITH BOTH BATH AND SEPARATE SHOWER.

Located in a WELL-MAINTAINED DEVELOPMENT, the property enjoys UNALLOCATED RESIDENTS' PARKING and a GARAGE.

KEY INFORMATION:

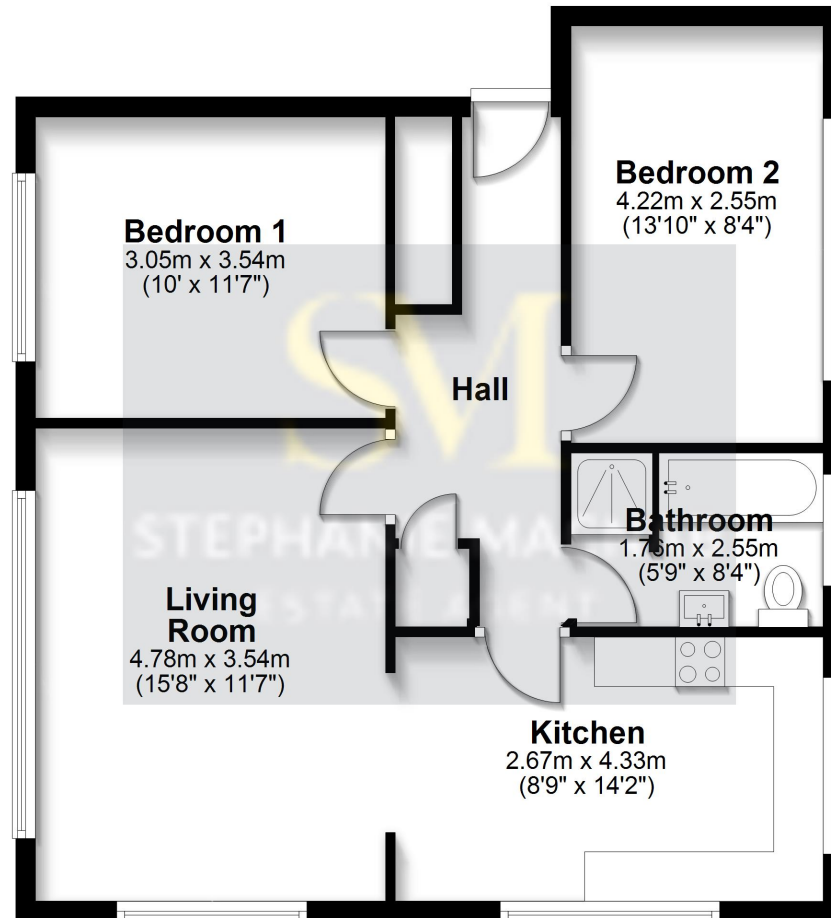
- TENURE: LEASEHOLD – 999 YEARS FROM 01/01/1963
- FREEHOLDER: BLUNDELL ESTATE
- GROUND RENT: TBC
- SERVICE CHARGE: £1,000 PER ANNUM
- COUNCIL TAX BAND: B – £1,899.93 PER ANNUM (2024/25)
- NO ONWARD CHAIN

This is an ideal home for those seeking PEACEFUL, LOW-MAINTENANCE LIVING CLOSE TO CROSBY VILLAGE, or a LOCK-UP-AND-LEAVE BASE WITH EXCELLENT LOCAL CONNECTIONS.





Ground Floor



Total area: approx. 65.5 sq. metres (705.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC



MERE PARK

PRIVATE