



Hamilton Court, Merrilocks Road,  
Blundellsands, L23 6XQ

**£165,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Nestled within the highly regarded Hamilton Court development, this second-floor apartment offers spacious living in a prime location. Perfectly positioned, the property benefits from an abundance of local amenities, including excellent transport links via road and rail. The bustling areas of College Road, Coronation Road, and Crosby Village are just a stone's throw away, boasting an array of shops, bars, restaurants, and cafés. For those who love the outdoors, Crosby Beach is within walking distance, providing one of the most picturesque recreational spots in the region.

#### Accommodation:

The thoughtfully designed floor plan offers a practical layout, featuring:

- A welcoming ENTRANCE HALL with ample storage cupboards
- A bright, front-facing LOUNGE
- A spacious DINING KITCHEN located at the rear
- TWO good-sized BEDROOMS
- SHOWER ROOM

#### Additional Features:

- Communal Areas: Neatly maintained with an intercom entry system for security and convenience
- External Amenities: Beautifully kept communal gardens and a GARAGE included with the property

#### Key Details:

- Leasehold: 999 years from 1st January 1968, with a ground rent of £[insert amount]
- Service Charge: £1,455.66 per annum, payable in two instalments to Managing Agent Andrew Louis
- Council Tax Band: C (£2,263.00 per annum)

This property is offered with NO ONWARD CHAIN, making it an excellent choice for first-time buyers, investors, or downsizers.

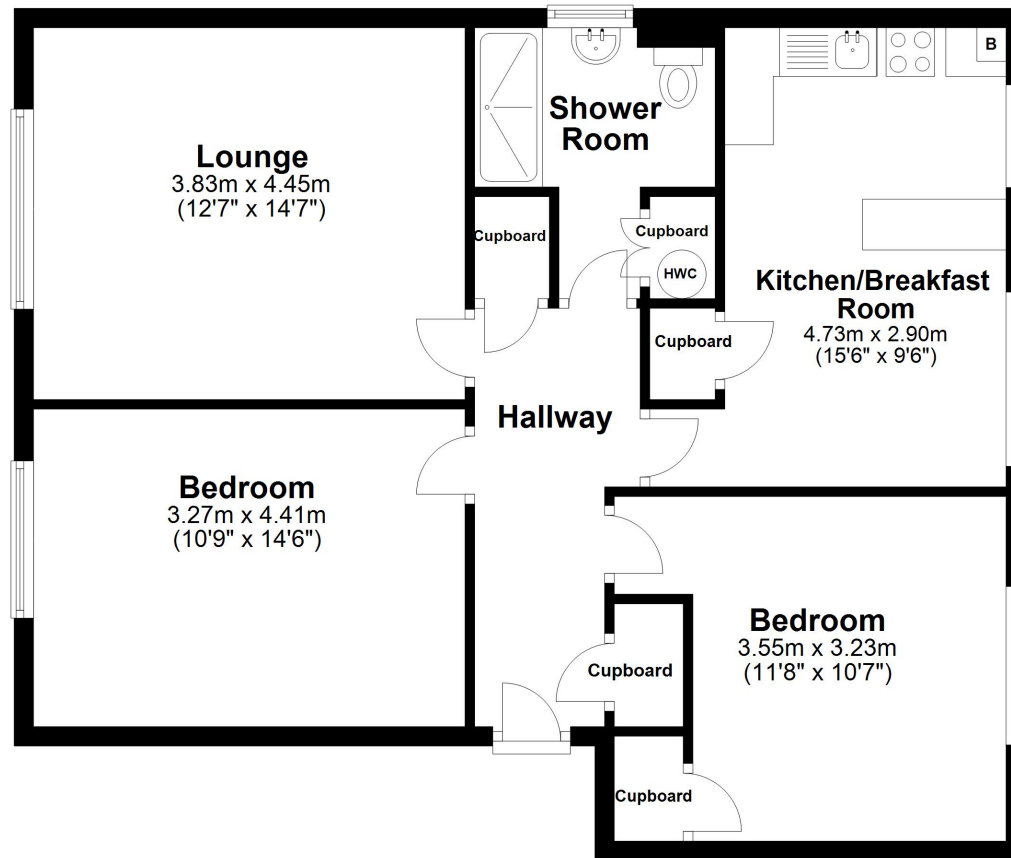
Don't miss out! Call now to arrange a viewing on 01704 516 626.





## Ground Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 sq. feet)

Plan produced using PlanUp.



