



Holyrood, Park Drive,
Blundellsands, L23 6WG

OFFERS OVER
£385,000

SM
STEPHANIE MACNAB
ESTATE AGENT

TOP FLOOR COASTAL APARTMENT – STUNNING ESTUARY VIEWS – CHAIN FREE – GARAGE INCLUDED

Positioned on the top floor of a highly regarded development in BLUNDELLSANDS, this IMMACULATELY PRESENTED TWO-BEDROOM APARTMENT boasts breathtaking views across the estuary and is located just a short stroll from the famous Another Place sculptures by Antony Gormley.

The apartment offers a GENEROUS LAYOUT with a welcoming HALLWAY, spacious MAIN LOUNGE with picture window framing the SPECTACULAR COASTAL OUTLOOK, and a separate SUNROOM – perfect for enjoying the ever-changing view in all seasons. The KITCHEN is well-equipped with integrated appliances and enjoys a peaceful side aspect.

There are two GOOD-SIZED BEDROOMS, a stylish UPDATED SHOWER ROOM with walk-in enclosure, and a separate WC. The interior is bright, tasteful, and move-in ready.

Externally, the property includes a GARAGE and access to well-tended communal gardens. Offered with NO ONWARD CHAIN, this is a rare opportunity to secure a premium SEAFRONT APARTMENT in one of the area's most sought-after positions.

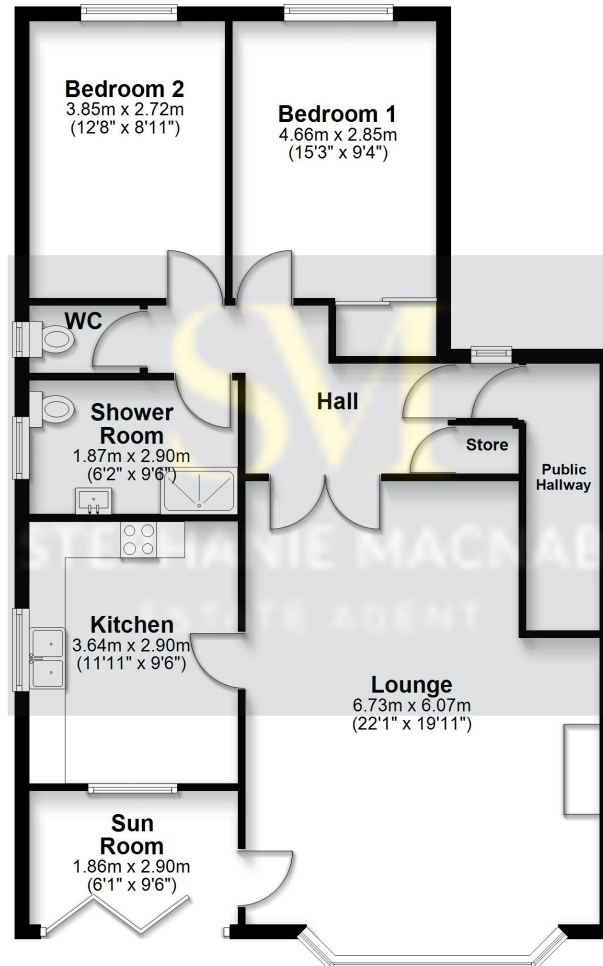
- Leasehold: 999 years from 01/07/1902 (less 3 days)
- Ground Rent: £50 p.a. | Service Charge: £150 pcm
- Managing Agent: Holyrood Limited





Ground Floor

Approx. 96.8 sq. metres (1041.5 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 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	76	77
(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

