



The Knowles, 2 Blundellsands
Road West, Crosby, L23 6AB

Offers Over £240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Step into modern luxury living with this captivating two-bedroom apartment located on the first floor of a prestigious development. Nestled in a highly desirable area, this residence offers a contemporary lifestyle within reach of Crosby Beach, renowned for its iconic 'Antony Gormley's' Iron Men sculptures.

The apartment boasts a spacious layout, perfect for both relaxation and entertainment. As you enter, you're greeted by a welcoming communal entrance, serviced by a lift for convenience. Inside, a private hallway guides you towards the heart of the home, where a stylish lounge seamlessly merges with the kitchen dining area, creating an inviting space for gatherings.

The accommodation features two well-appointed bedrooms, including a master bedroom with its own en-suite for added comfort and privacy. A further family bathroom ensures convenience for residents and guests alike.

Outside, residents can enjoy the lush communal gardens, providing a tranquil retreat from the hustle and bustle of daily life. Additionally, allocated covered parking in a secure underground facility ensures peace of mind for vehicle owners.

Modern amenities such as UPVC double glazing and an electric heating system have been thoughtfully incorporated, enhancing comfort and energy efficiency throughout the property.

Leasehold and available chain free.

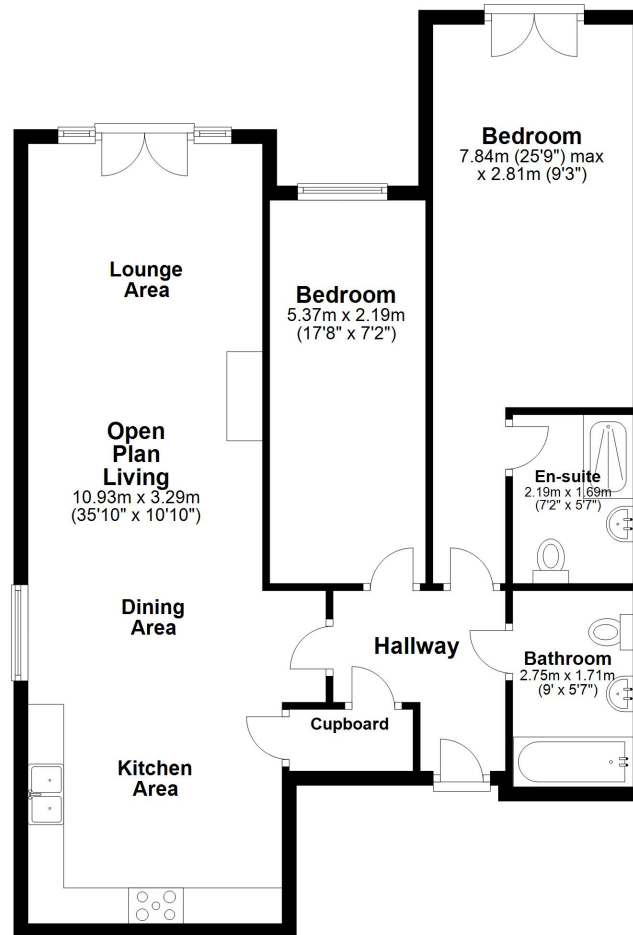
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Ground Floor

Approx. 85.2 sq. metres (917.3 sq. feet)



Total area: approx. 85.2 sq. metres (917.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

