

£98,000  
Leasehold



COLETTE  
**GUNTER**  
Estate Agents



### Features

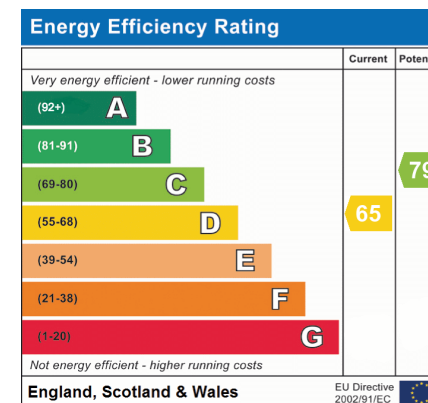
- 2ND FLOOR APARTMENT
- BRIGHT, SPACIOUS ENTERTAINING ROOM OPEN TO A WELL APPOINTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBE FOR AMPLE STORAGE
- SHOWER ROOM WITH COMBINED WC
- SINGLE GARAGE FOR SECURE PARKING OR ADDITIONAL STORAGE
- U.P.V.C FRAMED DOUBLE GLAZING THROUGHOUT
- LONG LEASE OF 979 YEARS REMAINING WITH OWNERS EACH HAVING A SHARE OF THE FREEHOLD
- CLOSE TO LOCAL AMENITIES INCLUDING SHOPS, BARS AND RESTAURANTS
- CONVENIENT FOR LOCAL TRANSPORT LINKS TO LIVERPOOL CITY CENTRE

### Summary of Property

Well presented apartment with garage close to the beach.

This bright and modern one bedroom 2nd floor apartment, complete with a single garage offers an ideal blend of convenience and lifestyle. As you enter the apartment, you are greeted by an abundance of natural light pouring through a large window, instantly creating a bright and inviting space.

Situated in the perfect spot within the building, this flat offers both prime positioning and comfort. Perfect for first-time buyers or those looking to downsize, this property is offered with no upward chain for a smooth transaction.



## Room Descriptions

### Communal Entrance

Stairs to all floors

### Entertaining Room open to Kitchen Area

Range of base, drawer and wall units; space for an under unit refrigerator and plumbing for an automatic washing machine; single stainless steel sink unit with drainer; part tiled walls; tiled flooring to kitchen area. To the lounge there is a feature fire surround; U.P.V.C framed double glazed window with a deep sill.

### Bedroom

U.P.V.C framed double glazed window; fitted wardrobe with hanging rails and drawers.

### Shower Room with WC combined

Suite comprising a low level wc; pedestal wash hand basin with a tiled splashback; tiled shower enclosure; wall mounted cabinet; built in linen/storage cupboard; tiled flooring.

### OUTSIDE

### Garage En-Bloc

Up and over door

### PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*

### NOTE

Council Tax Band A

EPC Rating - D

Service Charge Payable - details on request



# Floorplan