



Hamilton Court,
Blundellsands, L23 6XQ

£190,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Situated in the highly regarded Hamilton Court development, this WELL-PRESENTED GROUND-FLOOR APARTMENT offers generous living space in a prime location. The property benefits from excellent transport links via road and rail and is within easy reach of the vibrant areas of College Road, Coronation Road, and Crosby Village, offering a fantastic selection of shops, bars, restaurants, and cafés. For outdoor enthusiasts, CROSBY BEACH is just a short walk away, providing a stunning coastal retreat.

Accommodation:

- Stylish and tastefully presented throughout
- UPVC double-glazed windows, replaced by the current vendor
- Entrance hall with convenient storage cupboards
- Spacious FRONT-FACING LOUNGE with views over Merrilocks Road
- STUNNING DINING KITCHEN with modern suspended ceiling, sleek units, integrated appliances, and underfloor heating
- CONTEMPORARY BATHROOM, impeccably maintained, with underfloor heating
- TWO DOUBLE BEDROOMS
- Beautifully maintained communal gardens
- Private GARAGE

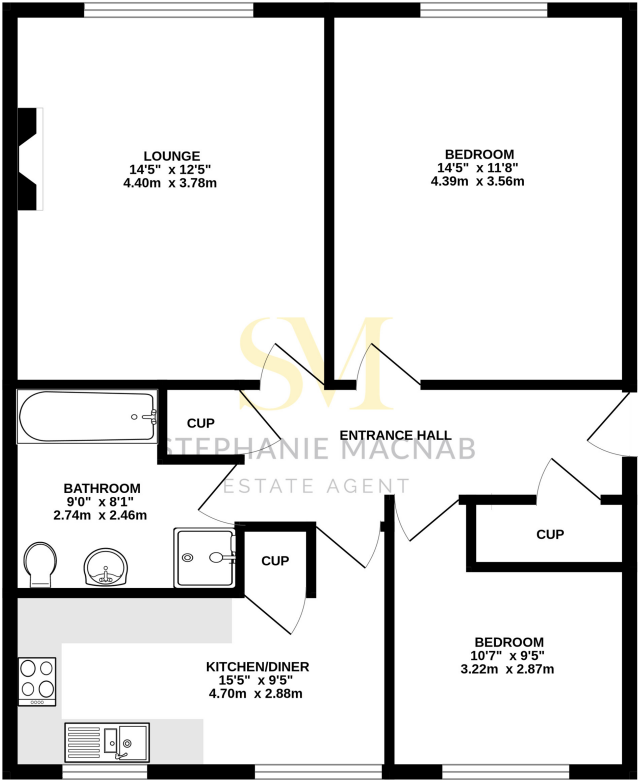
Key Details:

- Leasehold: 999 years from 1st January 1968
- Ground Rent: £[insert amount] per annum
- 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)
- No Onward Chain – ideal for first-time buyers, investors, or those looking to downsize





GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA - 707 sq.ft. (65.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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	