



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 a central heating system have been thoughtfully incorporated, enhancing comfort and energy efficiency throughout the property.

Leasehold and available chain free.

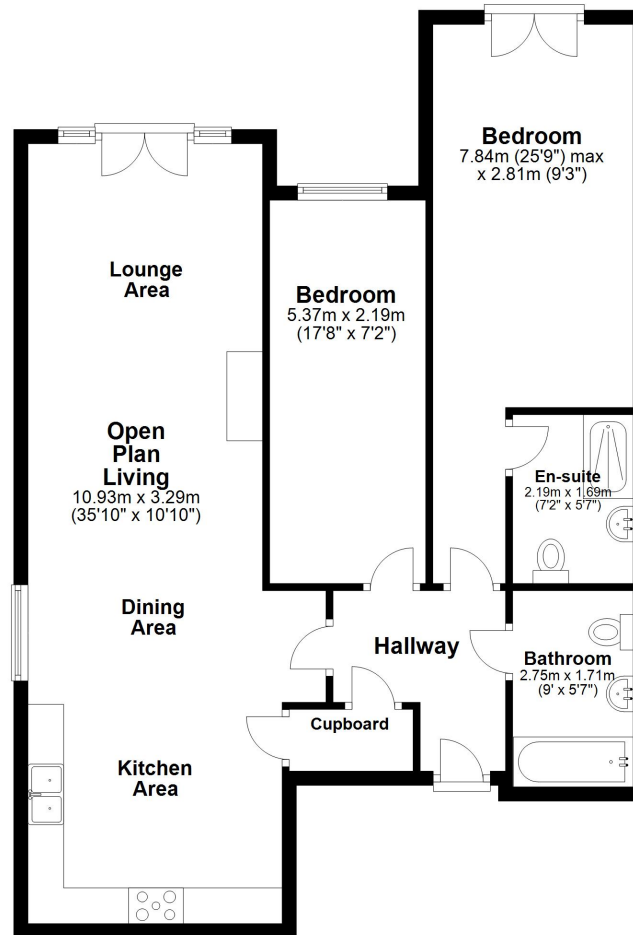
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Ground Floor

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	

