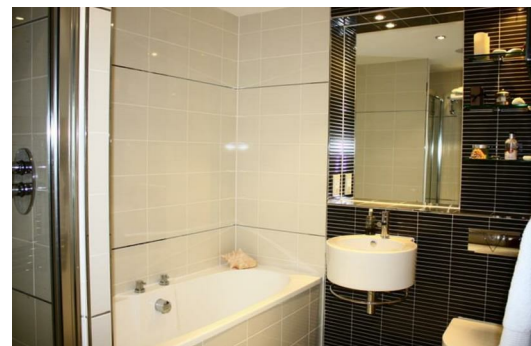




## 10 Burbo Point 34 Hall Road West, Liverpool, Merseyside L23 8SY

£365,000

Berkeley Shaw Estate Agents are pleased to offer this STUNNING ground floor apartment situated on the SEAFRONT with views over the River Mersey. This well presented apartment benefits from UPVC double glazing, gas fired central heating and offers reception hall, open plan lounge/dining area/fitted kitchen, utility room, three double bedrooms two en-suites and a luxury bathroom. There are communal gardens, underground parking and a telephone entry system.



### Reception Hall

20'8" x 5'6" (6.3 x 1.7)

With radiator, oak wood strip flooring and telephone entry system

### Lounge/Dining Area/Fitted Kitchen

28'6" x 17'5" (8.69 x 5.33)

with double glazed tilt and slide windows with views over the estuary, with addition side and front double glazed windows, two radiators. The kitchen area has an extensive range of wall units with inset lighting, base units with granite work surfaces, inset AEG induction hob, chimney style stainless steel extractor fan with lighting, inset AEG microwave, and electric oven with pan warming drawer, one and a half bowl stainless steel under slung sink with mixer tap, pure water filter tap, integrated fridge/freezer, dishwasher and double bin store, tiled floor and access to

### Utility Room

6'2" x 5'2" (1.9 x 1.6)

wall and base units with moulded work surfaces, stainless steel drainer with mixer tap, washing machine, tumble dryer and tiled floor.

### Master Bedroom

20'2" x 10'7" (6.15 x 3.25)

with double glazed tilt and slide door to garden, range of fitted wardrobes with mirror inset, Sonos sound system and radiator

### En-Suite Bathroom

5'2" x 4'3" (1.6 x 1.3)

walk in shower compartment with mains shower fitting, bath with mixer tap, contemporary circular basin with fitted chrome towel rail and mono block tap, low level w.c. shaver unit, heated ladder towel rail, mirrored wall cabinet, fitted glass shelving, Sonos sound system, tiled walls and floor with under floor heating.

### Guest Bedroom

12'9" x 9'2" (3.9 x 2.8)

with double glazed tilt and slide door to garden, fitted wardrobes with mirror inset, Sonos sound system, and radiator

### En-Suite Shower Room

walk in shower compartment with mains shower fitting, contemporary circular wash basin with chrome fitted towel rail and mono block tap, shaver unit, heated ladder towel rail, recess lighting, mirror wall cabinet, fitted glass shelving with inset mirror and lighting, tiled walls and floor with under floor heating

### Bedroom 3

15'8" x 10'9" (4.8 x 3.28)

) currently occupied as a study, with radiator, double glazed picture windows with inset tilt windows with views over the River Mersey.

### Luxury Bathroom

6'10" x 6'2" (2.1 x 1.9)

bath with glass shower screen, mixer tap and overhead shower, contemporary circular basin with chrome fitted towel rail and mono block tap, low level w.c.. heated ladder towel rail, fitted glass shelving, wall mirror, inset lighting, shaver point, tiled walls and floor with under floor heating.

### Outside

Communal gardens and designated underground parking space with additional off road parking

Our client advised that the current service charges are £1,200.00 per annum subject to verification.

