



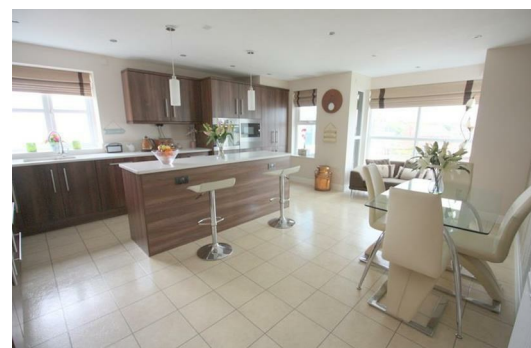
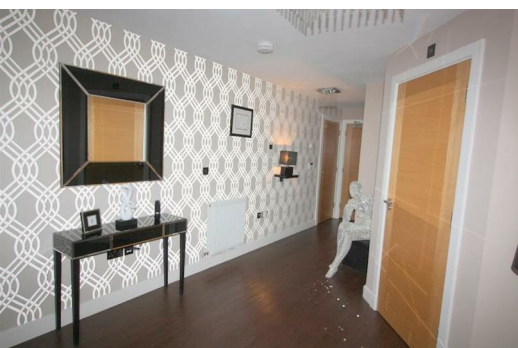
## Burbo Point Hall Road West, Liverpool, Merseyside L23 8SY

£385,000

Berkeley Shaw Estate Agents are pleased to offer this STUNNING Second floor apartment with uninterrupted SEA VIEWS of Crosby beach which is home to Anthony Gormley IRON MEN situated on the SEAFRONT, close to transport links and local amenities.

This apartment has been internally designed by ELAINE CUNNINGHAM and has been featured in PRIVATE LIFE. This beautifully presented apartment benefits from UPVC double glazing, gas fired central heating and clean air system. The property comprises of reception hall, lounge with balcony, fitted kitchen/ diner, utility room, two double bedrooms two luxury en-suites and a cloaks room. There are communal gardens, underground parking and a telephone entry system.

Viewing is highly recommended to fully appreciate this property



## Communal Area

Immaculate Lobby with Lift and stairs access to 2nd floor

## Hallway

22'11" x 10'2" (7 x 3.1)

Spacious hallway with double storage cupboard Foster Flooring and radiator

## Lounge

20'4" x 17'4" (6.2 x 5.3)

Dual aspect double glazed window and two sets of patio doors leading onto the balcony which has unrivaled far reaching views over the estuary, Welsh Hills and Liverpool skyline. 2 radiators.

## Kitchen

20'8" x 15'8" (6.3 x 4.8)

UPVC double glazed box bay floor to ceiling windows which over look the river, Welsh hills and Liverpool skyline. 2nd window with granite window sill overlooking golf course. Range of wall and base units with central island housing integrated fridge and freezer with granite worktop. One and half bowl under slung stainless steel sink, Induction electric hob, glass splash back, chimney style extractor fan above, AEG electric oven and AEG interacted microwave with built in plate warming draw, integrated dish washer, Patterton boiler housed in kitchen unit, radiator, tiled flooring, inset lights and pendant lighting over central island/breakfast bar

## Utility Room

8'6" x 4'11" (2.6 x 1.5)

Range of wall and base units with stainless steel single drainer sink unit, plumbed for washing machine and Tumble Dryer

## Cloakroom

Contemporary low level W/C and wall mounted wash hand basin , inset mirror, part tiled walls and tiled flooring

## Master Bedroom

13'9" x 10'9" (4.2 x 3.3)

UPVC French doors with Juliette balcony over looking West Lance golf course, Built in wardrobes and radiator.

## En suite shower room

7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed frosted window to side, double walk in shower cubicle with mains shower, low level W/C ,wall mounted wash hand basin, alcove shelving, wall mounted mirror, fully tiled walls and tiled floor with under floor heating.

## Bedroom 2

15'5" x 10'9" (4.7 x 3.3)

UPVC double glazed floor to ceiling window with views over the estuary and Welsh mountains, radiator and built in wardrobes

## En suite Bathroom

8'2" x 5'6" (2.5 x 1.7)

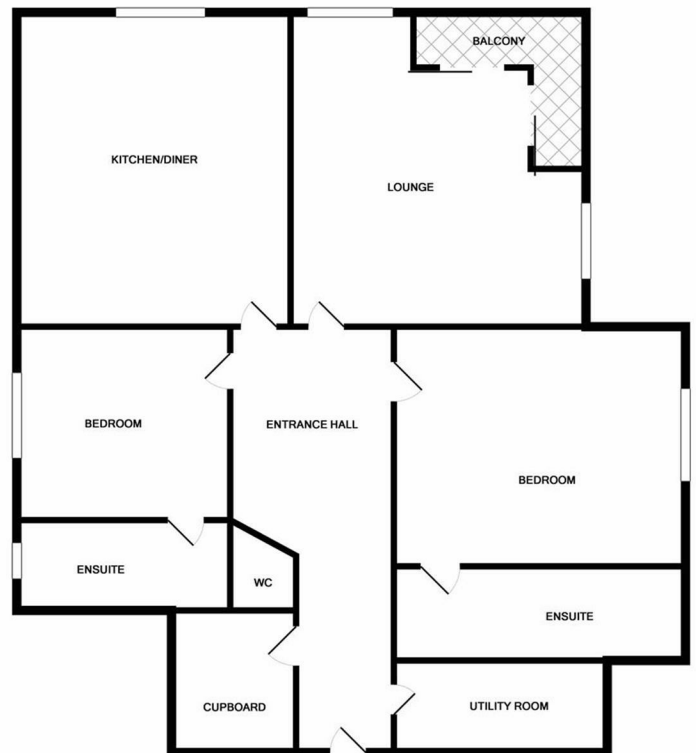
Paneled bath with mains shower over, low level W/C, wall mounted wash hand basin with storage below, inset mirror and shelving, ladder towel rail, fully tiled walls and tiled flooring with under floor heating

## Underground Parking

open plan designated underground parking with individual storage cage accessed by electric barrier

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	84	85
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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