

34 Hall Road West  
 Liverpool, Merseyside L23 8SY  
 £385,000

## 34 Hall Road West, Liverpool, Merseyside L23 8SY

BERKELEY SHAW PRESTIGE are pleased to offer an opportunity to acquire an IMMACULATE GROUND FLOOR apartment situated on the seafront with sea views and its own private terrace. The property is within easy reach of the SEA FRONT, BEACH and Hall Road railway station.

The property benefits from 3 DOUBLE BEDROOMS, including two with sizeable en-suite, a utility room, kitchen and spacious Lounge. There is also a breakfast space within the kitchen area, which leads out on to a private terrace. The property benefits from a family Shower Room and plenty of storage.

Externally there is a designated private parking space in the underground car park, visitor parking as well as communal gardens.

This well maintained property also benefits from a long lease and a reasonable service charge.

Please contact Berkeley Shaw Prestige to arrange your early viewing.

### Front Exterior

Communal Car park, Access to Under ground car park, communal gardens



### Hallway

9.227 x 1.842 (30'3" x 6'0")

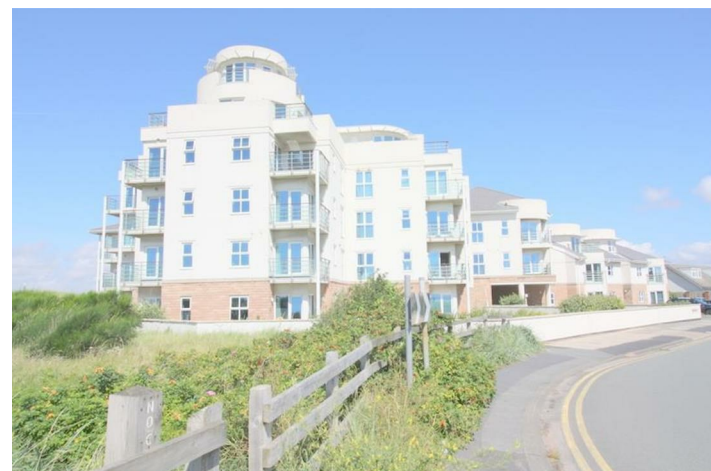
Entrance door, Karndean flooring, radiator



### Lounge

5.384 x 5.140 (17'7" x 16'10")

Two Double glazed windows, 2 x Double glazed exterior sliding doors (opening to exterior patio area), two radiators, carpet



### Kitchen Morning Room

3.926 x 5.297 (12'10" x 17'4")

Double glazed window, two x double glazed exterior doors (opening to patio area), tiled flooring, radiator, range of fitted wall and base units, granite surfaced with inset 1 1/2 sink, integrated appliances include; AEG Oven, AEG Microwave Oven, induction hob, under counter Fridge, under counter Freezer, dishwasher and extractor hood

### Utility Room

1.995 x 1.798 (6'6" x 5'10")

Wall and base units with single drainer sink and laminate coated work surfaces, plumbing for washing machine, electric and aerial systems, tiled flooring

### Shower Room

2.140 x 1.533 (7'0" x 5'0")

washbasin with towel rail below, fitted inset mirror above with tiled shelving, double walk in shower cubicle with mains shower, low level W/C, chrome ladder style towel rail, inset lights, under floor heating, fully tiled wall and floor.



**Bedroom 1**  
 5.384 x 3.430 (17'7" x 11'3")  
 UPVC double glazed window, range of fitted wardrobes and dressing table, radiator, carpet



**Ensuite Shower Room**  
 washbasin with towel rail below, fitted inset mirror above with tiled shelving, walk in shower cubicle with mains shower, low level W/C, chrome ladder style towel rail, inset lights, under floor heating, fully tiled wall and floor.

**Bedroom 2**  
 4.488 x 3.928 (14'8" x 12'10")  
 UPVC double glazed window, range of fitted wardrobes, radiator, carpet



### Ensuite Bathroom

3.008 x 2.331 (9'10" x 7'7")

Vanity washbasin with a cupboard below, fitted mirror above, glass shelving, paneled bath, shower cubicle with mains shower, low level W/C, chrome ladder style towel rail, inset lights, under floor heating, fully tiled walls and floor.



### Underground Parking

Allocated car parking space, secure individual storage locker, visitor parking available at the front of the development.

### Management

We have been advised by our client that the service charges are £1,200.00 per annum, ground rent £250.00 per annum.



### Bedroom 3

3.945 x 2.398 (12'11" x 7'10")

UPVC double glazed window to front, radiator, carpet

