



## 21 Waters Edge Burbo Bank Road, Liverpool, Merseyside L23 6TQ

£260,000

BREATHTAKING UNINTERRUPTED VIEWS ACROSS THE MERSEY ESTUARY.....

An ARCHITECTURALLY DESIGNED second floor apartment in a PRESTIGIOUS SEA FRONT DEVELOPMENT conveniently located for West Lancashire Golf Course, Hall Road, Blundellsands & Crosby train stations and local leisure facilities. This apartment benefits from double glazing, economy 7 storage heating and comprises of hall, lounge open to dining area and private balcony with uninterrupted sea views sea views, fitted kitchen, two double bedrooms, the master bedroom having an en-suite shower room and there is an additional bathroom. There is an single garage, allocated parking, communal gardens and easy access to the seafront. There is a video entry system and there is a lift installed servicing all floors.

Viewing is Highly Recommended



## Vestibule Entrance

5'0" x 2'10" (1.527 x 0.889)

Built in cupboard housing water tank, shelving, electric light and meter.

## Hall

With telephone entry system and electric storage heater.

## Dining / Kitchen

29'5" x 15'8" irregular shape (8.986 x 4.786 irregular shape)

Double glazed window to rear, double glazed door to balcony, with views over the River Mersey to Welsh Hills, open to dining area:

## Kitchen

6'9" x 10'8" (2.064 x 3.256)

Range of hall and base units, inset ceramic sink, mixer tap, integrated electric hob with extractor fan, integrated Beko electric oven, integrated Whirlpool microwave, integrated fridge/freezer, plumbing for washing machine, open to dining area:

## Bedroom 1

9'6" x 17'0" (2.904 x 5.187)

Double glazed window to front and side with views over the River Mersey and Welsh Hill, Fitted wardrobe, electric storage heater,.

## En-suite Shower room

5'1" x 5'11" (1.555 x 1.825)

Shower compartment with mains shower, pedestal wash basin, low level W/C, electric wall heater, extractor fan, tiled walls.

## Bedroom 2

18'7" to front of wardrobes x 17'2" irregular shap (5.687 to front of wardrobes x 5.246 irregular shap)

Double glazed windows to rear with view over the River Mersey and Welsh Hills, range of wardrobes.

## Bathroom

5'11" x 9'11" (1.828 x 3.023)

Vanity washbasin, mixer tap with storage cupboard, mirrored cabinet with inset lights, panelled bath, mixer tap with shower attachment above, bidet, low level W/C, electric wall heater, extractor fan, tiled walls.

## Garage

Up and over door, electric laid on.

## Allocated Parking Space

## Communal Gardens

