



## 5 Hamilton Court Merrilocks Road, Liverpool, Merseyside L23 6XQ

Asking Price £175,000

If you are looking for a beautifully presented apartment in the heart of Blundellsands, this could be the ideal apartment for you.

Berkeley Shaw are the appointed agents for this spacious two-bedroom second floor apartment situated in the popular Hamilton Court development. The development is ideally positioned with a fantastic array of amenities including excellent transport links via both road and rail. College Road, Coronation Road and Crosby village offer a fantastic range of shops, bars, restaurants & cafes. Crosby Beach is also just a short walk away, giving any purchaser the ability to enjoy one of the most beautiful recreational spaces in the area.

Accessed via the communal hallway with stairs access, the accommodation briefly comprises; Spacious entrance hall with storage cupboard and intercom entry system. From here, you access two good-sized double bedrooms, and a beautifully presented modern three-piece shower room. Completing the layout is a spacious kitchen diner boasting a range of integrated appliances and ample storage. Further benefits to the apartment include no onward chain, gas central heating, double glazed and resident parking.

Viewing is essential to appreciate this wonderful apartment.



## Entrance hall

Communal Gardens , Communal Parking and access to garages

## Living room

Double glazed windows, radiator feature fireplace and carpet.

## Kitchen diner

Double glazed windows, part tiled walls, storage cupboard, kitchen comprises of a range of base and wall units, stainless steel single drainer sink with mixer taps, integrated electric oven, gas hob, extractor hood. laminate flooring

## Bedroom 1

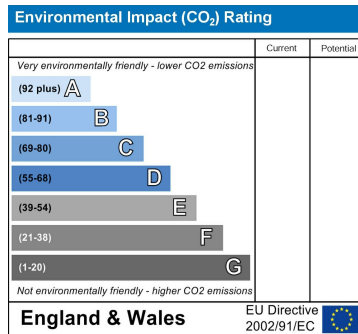
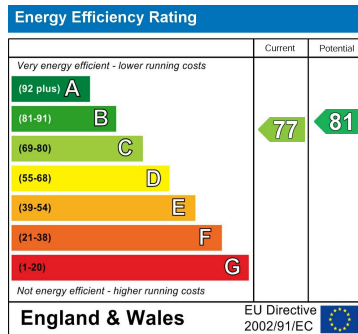
Double glazed window, radiator and carpet

## Bedroom 2

Double glazed window, radiator and carpet

## Shower room

Double glazed window, fully tiled walls and floor, walk in shower with glass surround, sink and low level w.c.



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