



13 Merrilocks Road, Blundellsands, Merseyside L23 6XQ

£170,000

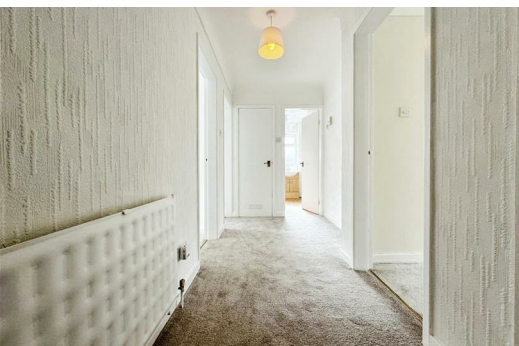
If you are looking for a ground floor apartment with no onward chain in the heart of Blundellsands, this could be the ideal apartment for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this spacious two bedroom ground-floor apartment located in Hamilton Court, Merrilocks Road L23. Blundellsands is one of the most sought after areas in the region. Crosby Beach is located just a short walk away giving buyers the opportunity to enjoy one of the area's prime recreational spots. The area also benefits from a strong transport infrastructure via both road & rail. Crosby Village, Coronation Road & College Road offer a variety of shops, bars restaurants and cafes.

Situated on the ground floor of the development, the accommodation briefly comprises; entrance hall with storage cupboards, two double bedrooms, three-piece shower room with further storage space, spacious living room and a generous kitchen diner with a range of integrated appliances. Further benefits to the apartment include newly fitted carpets, gas central heating, double glazing, garage & resident parking.

Viewing is essential to appreciate this fantastic apartment!

Leasehold 947 years remaining Service charge £1200 per annum Ground Rent £5 per annum



Entrance hall

Radiator, intercom & 2 x storage cupboards.

Living room

Double glazed window, radiator & electric fire with marble surround.

Kitchen diner

2 x double glazed windows, range of wall & base units, storage cupboard housing boiler, electric hob, integrated oven, integrated microwave, radiator, stainless steel sink with mixer tap, laminate floor & extractor hood.

Bedroom 1

Double glazed window & radiator

Bedroom 2

Double glazed window & radiator.

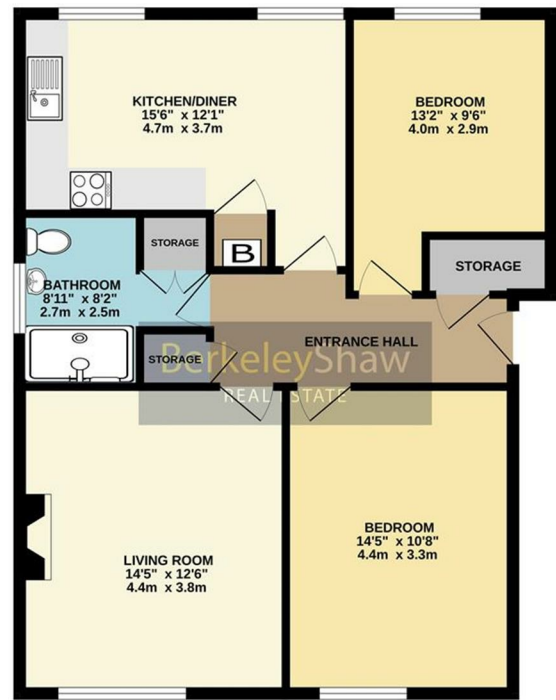
Shower room

Walk in shower with electric shower, WC, basin, double glazed window, towel radiator, storage cupboard, laminate floor & part tiled walls.

Externally

Garage, communal gardens & resident parking

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metrepx ©2024

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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