



**BerkeleyShaw**

## 9 Lismore Court Blundellsands Road East, Liverpool, L23 8SF

### Offers Over £170,000

Check out this spacious first floor apartment situated in the popular Lismore Court development, Blundellsands. The apartment is located just a minutes walk from Blundellsands & Crosby Train Station making this a perfect purchase for a commuter or somebody needing easy access to Liverpool City Centre, Formby & Southport.

Situated on the first floor with stairs access via the communal hallway, the accommodation briefly comprises; spacious entrance hall with three storage cupboards, generous living room flooded with natural light via the dual aspect windows, fitted kitchen, two double bedrooms & a modern shower room. Externally, the property benefits from a garage providing further ample storage space. Further benefits to the property include no onward chain, double glazing and gas central heating.

Whether you are a first time buyer looking to take your first steps onto the property ladder, an investor looking for an ideal buy to let opportunity or a downsizer, this apartment could be perfect for you.

Get in touch straight away to arrange a viewing and appreciate this fantastic opportunity.

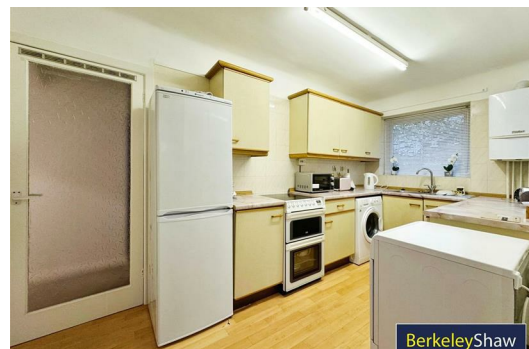
Tenure: leasehold 94 years remaining  
Service charge £1200 per annum  
Ground rent £7 per annum



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## Entrance hall

3 x storage cupboards

## Living room

2 x double glazed windows, radiator & double doors to kitchen.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, 2 x double glazed windows, combi boiler, space for washing machine & tumble dryer.

## Bedroom 1

Double glazed window, fitted wardrobes with dressing table & radiator.

## Bedroom 2

Double glazed window & radiator.

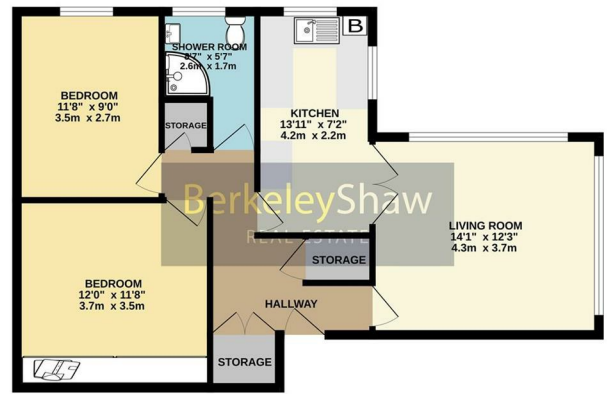
## Shower room

Double glazed window, WC, basin, corner shower & towel radiator.

## Externally

Communal gardens & garage.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, rooms and any other parts 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 names, addresses and telephone numbers have not been checked and no guarantee is given as to their accuracy or otherwise. ©2022 Made with Metropix 2022

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

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



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