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22 Beech Court, Liverpool, L18 3JZ

Price £150,000

Nestled in the desirable Beech Court area of Liverpool, this charming first-floor apartment offers a perfect blend of comfort and convenience. Spanning 527 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The lounge also grants access to a delightful balcony, where you can enjoy fresh air and views of the surrounding area. The modern kitchen is equipped with contemporary fittings, ensuring that meal preparation is both enjoyable and efficient. The apartment also boasts a stylish shower room, designed with modern aesthetics in mind.

This purpose-built apartment benefits from electric heating and double glazing, ensuring a comfortable living environment throughout the year. Additionally, the property includes a garage and parking space, a rare find in such a sought-after location.

The communal gardens offer a lovely outdoor space for residents to enjoy, providing a tranquil setting amidst the hustle and bustle of city life. The apartment is conveniently located near Calderstones Park, perfect for leisurely strolls or outdoor activities. Furthermore, excellent transport links and proximity to the city centre make this property an ideal base for those who wish to explore all that Liverpool has to offer.

In summary, this two-bedroom apartment in Beech Court presents a wonderful opportunity for anyone looking to embrace a vibrant lifestyle in a prime location. With its modern amenities and spacious layout, it is sure to appeal to a wide range of potential buyers or renters.

Hallway

With laminate style flooring.

Lounge

15'3" x 9'9" (4.67 x 2.99)



Having laminate style flooring, wall mounted electric fire, double glazed window, glass paneled door leading to balcony, electric heater, two wall light points, open archway to kitchen.

Fitted Kitchen

8'4" x 5'9" (2.56 x 1.77)



With range of matching wall and base units with rolled edged work, single drainer sink unit with mixer tap over, double glazed window to front elevation, part tiled walls, laminate style flooring, integrated electric over with four ring electric hob and extractor fan over, plumbed for washing machine.

Bedroom 1

13'3" x 10'0" (4.04 x 3.06)



With double glazed window to rear elevation, mirrored wardrobes with sliding doors, electric radiator.

Bedroom 2

10'5" x 9'10" (3.19 x 3.02)



With double glazed window to rear elevation, electric radiator.

Modern Shower Room

6'6" x 6'5" (1.99 x 1.96)



With three piece suite comprising of double walk in shower cubicle with glass side. low level W.C., vanity wash hand basin, tiled floor, tiled walls, built in storage cupboard housing hot water cylinder.

Garage

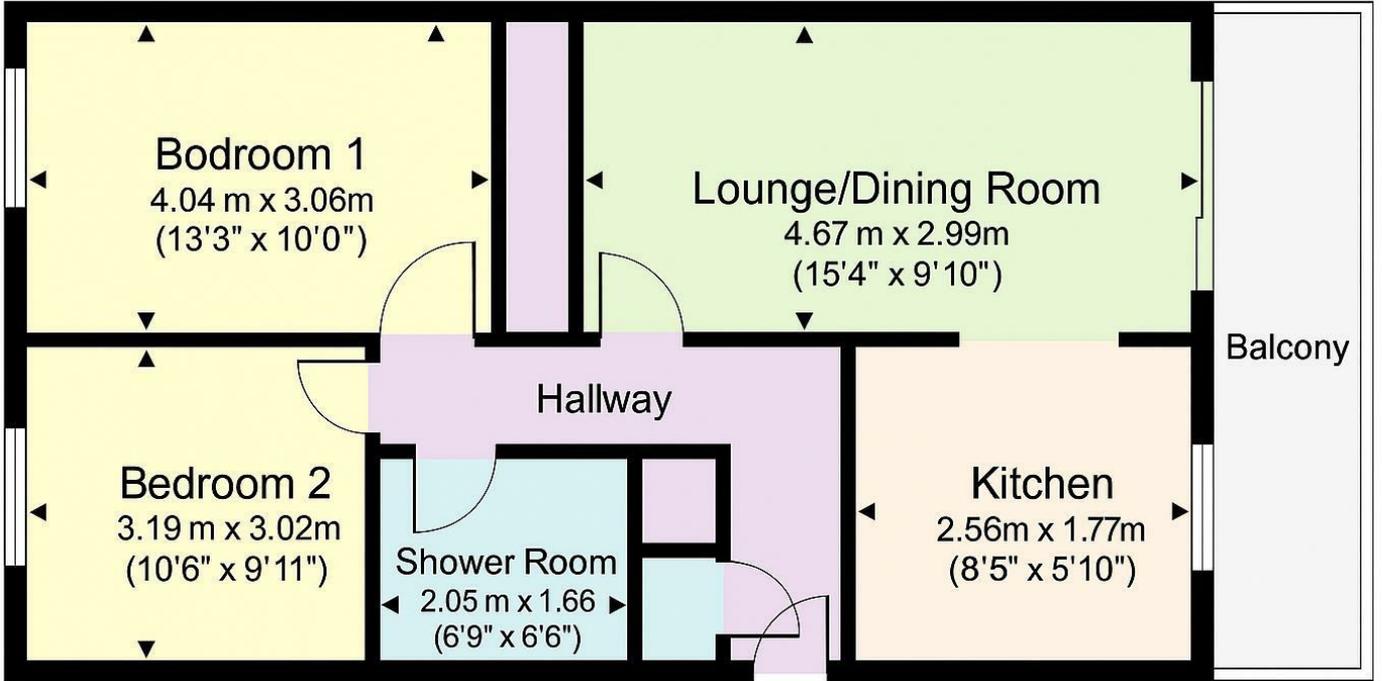
With up and over door.

External

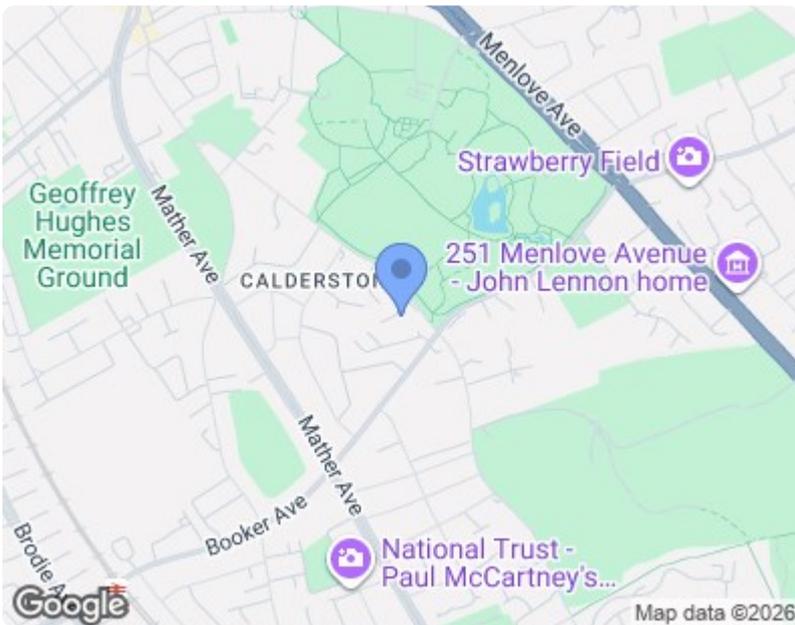


To the communal grounds there is gardens front and rear, parking spaces for residents.





Floor Plan



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	