



## Flat 7, Channel Reach Channel Road, Liverpool, L23 6TA

### Offers Over £170,000

Set within a quiet, well-maintained development in one of Blundellsands' most prestigious pockets, this property is ideal for downsizers, professionals, or anyone seeking coastal living with excellent transport links.

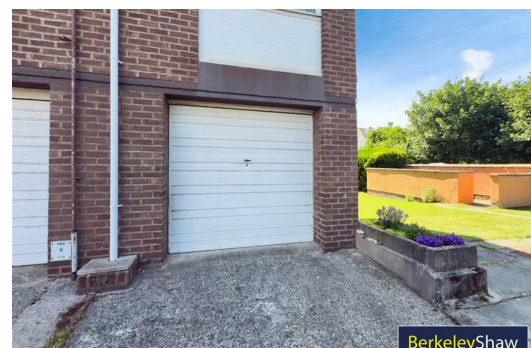
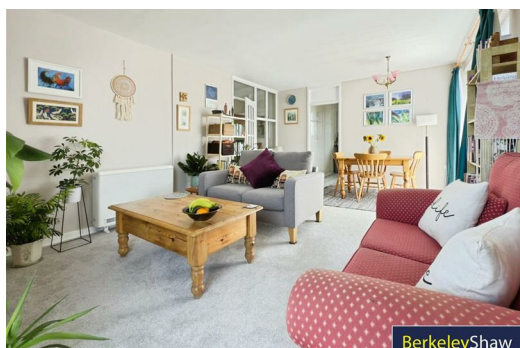
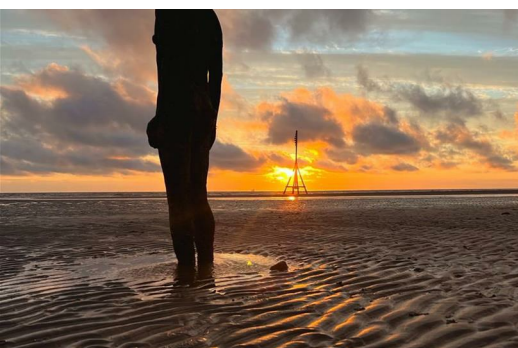
Ideally positioned just moments from Blundellsands & Crosby train station, the award-winning beach, and the iconic Anthony Gormley 'Another Place' statues, this spacious second floor apartment, offers convenience, lifestyle, and coastal charm in equal measure.

Offering partial sea views, the apartment features a bright and generously proportioned living/dining room, a well-planned kitchen, and two excellent double bedrooms, benefitting from superb storage options throughout the home. A recently installed new electric heating system provides modern comfort and efficiency, EPC RATED C.

Further enhancing its appeal, the property comes with a garage plus an additional allocated parking space, a rare combination in such a desirable location.

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**\*\*Early viewing is highly recommended.\*\***





Communal Hallway

Hall  
7'7" x 17'7" (2.32 x 5.37)

Bedroom 1  
13'11" x 12'9" (4.25 x 3.90)

Bedroom 2  
12'9" x 9'11" (3.89 x 3.04)

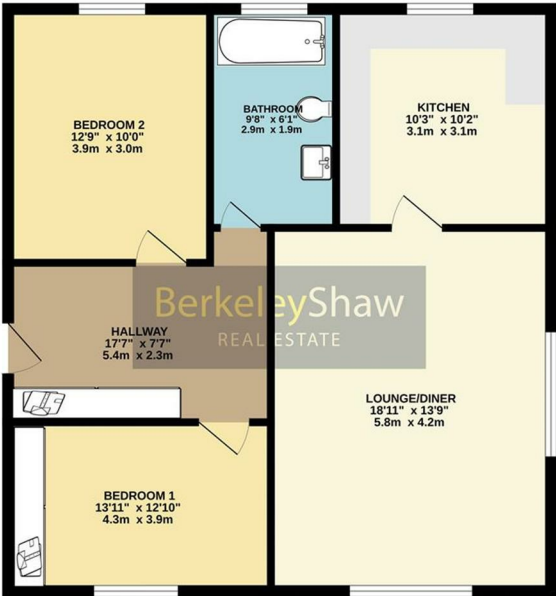
Bathroom  
6'1" x 9'7" (1.86 x 2.94)

Kitchen  
10'2" x 10'2" (3.12 x 3.10)

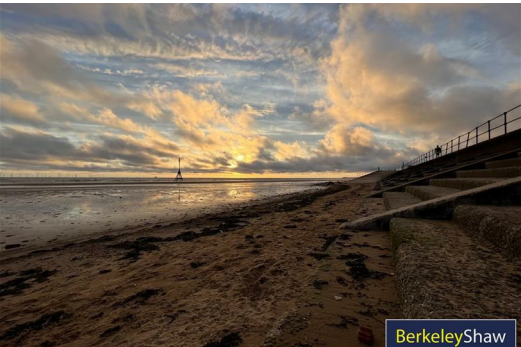
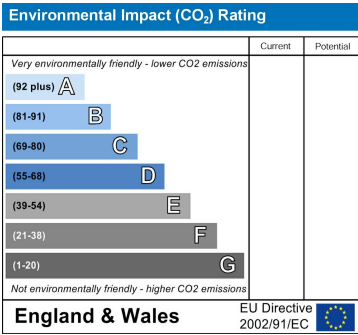
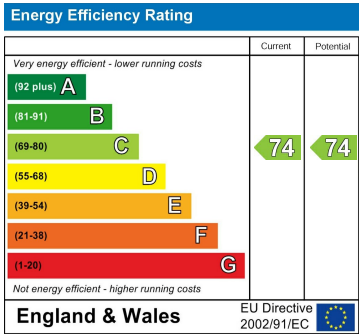
Lounge/Diner  
18'10" x 13'8" (5.76 x 4.18)

Garage  
29'1" x 12'9" (8.87 x 3.89)

GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.  
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