



BerkeleyShaw

## 1 Abbotsford Court, 24 Abbotsford Road, Liverpool, L23 6UX

Offers Over £160,000

Welcome to this well-presented ground floor apartment located in Abbotsford Court, in the heart of L23. Occupying a fantastic position, just a short walk from Blundellsands & Crosby train station. With no onward chain, this property is ideal for first-time buyers, downsizers, or investors looking for a hassle-free move.

The accommodation is accessed via a communal entrance hall, leading to the apartment's private entrance hall with built-in storage. The bright and airy living room enjoys plenty of natural light and has direct access to the communal gardens, offering a lovely outdoor aspect. The fitted kitchen is well-equipped with a range of integrated appliances for added convenience.

There are two well-proportioned bedrooms, a modern bathroom, and a separate WC, ensuring practicality and comfort. The apartment further benefits from gas central heating, double glazing, and a garage, providing additional storage or secure parking.

Situated in a highly sought-after area, the property is within easy reach of a fantastic selection of independent shops, restaurants, cafés, and bars, making it the perfect place to enjoy the vibrant Crosby lifestyle.

Don't miss out—contact us today to arrange a viewing!



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## Hallway

Storage cupboards & intercom.

## Living room

2 x double glazed windows, radiator & UPVC door to communal garden.

## Kitchen

Range of wall & base units, gas burning hob, electric oven, extractor hood, double glazed window, stainless steel sink with drainer & combi boiler.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## WC

Double glazed window & WC.

## Bathroom

Basin, bath with electric shower, part tiled walls, extractor fan & towel radiator.

## Externally

Communal gardens & garage with up & over door.

GROUND FLOOR



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REAL ESTATE

Whilst every effort has been made to ensure the accuracy of the particulars contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Made with Metropix 2023

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

