BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

2 Blundellsands Road West, Liverpool, L23 6AB

Offers Over £240,000

This immaculate two double bedroom second floor apartment is well- presented and benefits from lift access, making it ideal for a range of buyers. The property offers a bright and contemporary OPEN-PLAN kitchen, living and dining space, complete with integrated appliances and direct access to a sunny private BALCONY, perfect for relaxing or entertaining.

The spacious principal bedroom features FITTED WARDROBES and a modern EN-SUITE shower room, while the second double bedroom benefits from a fitted study or dressing area, offering versatility for home working or additional storage. A separate, well-appointed family bathroom completes the internal accommodation.

Situated in a highly sought-after coastal location in Blundellsands, the apartment is just a short stroll from the BEACH, Train station and local shops. Further benefits include SECURE underground allocated PARKING and the added advantage of NO ONWARD CHAIN, ensuring a smooth and straightforward purchase.

Short particulars of the lease(s) (or under-lease(s))
under which the land is held:
Date : 20 April 2007
Term : 125 years from 1 January 2004, 103 years remaining
Ground rent £240 per annum - Trinity (Estates) Property Management Ltd
Management Charge £241 pcm

Communal Hall

Hall

Bathroom
8'10" x 6'2" (2.70 x 1.90)

Kitchen
10'9" x 10'9" (3.30 x 3.30)

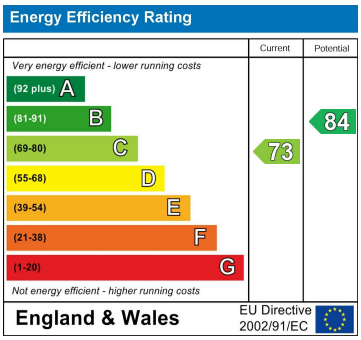
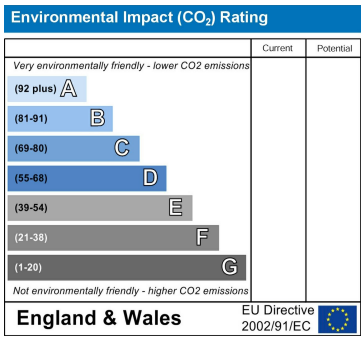
Dining Area
10'9" x 8'6" (3.30 x 2.60)

Living Room Area
13'5" x 10'9" (4.10 x 3.30)

Bedroom 1
26'2" x 8'10" (8.0 x 2.70)
DOUBLE

Ensuite
6'10" x 5'10" (2.10 x 1.80)

Bedroom 2
17'4" x 7'2" (5.30 x 2.20)

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.
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