



**BerkeleyShaw**

## 42 Somerford House Nicholas Road, Liverpool, L23 6TS

### Offers Over £110,000

Beautifully Presented Two-Bedroom Second Floor Apartment – Somerford House, Blundellsands

Berkeley Shaw Real Estate is delighted to present for sale this recently redecorated two-bedroom second floor apartment, located within the highly sought-after Somerford House development – exclusively for residents aged 60 and over.

The apartment has been freshly updated, including the installation of new Economy 7 electric heaters, ensuring comfort and energy efficiency. The development itself offers a fantastic community feel with excellent facilities, including a communal lounge for socialising, a communal laundry room, and beautifully maintained gardens for residents to enjoy.

Situated in one of Blundellsands' most desirable locations, the property is close to a wide range of amenities including local shops, restaurants, cafés, and bars, with excellent road and rail links to Liverpool, Southport, and surrounding areas.

The accommodation briefly comprises a welcoming entrance hall with storage cupboard, a bright and spacious living/dining room, a fitted kitchen with a range of integrated appliances, two double bedrooms, and a modern shower room. Further benefits secure intercom entry system, newly fitted economy 7 electric heaters and double glazing throughout.



## Externally

Well maintained communal gardens & resident parking.

## Living Room

21' x 10'6" (6.40m x 3.21m)

This inviting living room is generously proportioned, offering ample space to relax or entertain with space for a dining table. A large window fills the room with natural light, enhancing the bright and airy atmosphere. Neutral walls and carpet create a calm backdrop, while the layout allows for versatile furnishing to suit your needs.

## Kitchen

7'8" x 7'2" (2.35m x 2.19m)

The kitchen features light wood cabinetry that maximises storage and work surface space. Fitted appliances include an oven and a hob, with a window positioned above the sink providing natural light. The practical layout makes it easy to prepare meals while keeping connected to the rest of the home.

## Bedroom 1

17' x 8'7" (5.19m x 2.62m)

A spacious main bedroom with a soft grey feature wall adds a touch of modern style. The room comfortably fits a large bed with bedside tables, alongside ample space for additional furniture such as dressers. A window brings in natural light, creating a warm and restful environment.

## Bedroom 2

11'10" x 9'2" (3.60m x 2.80m)

This second bedroom is bright and airy, with neutral decor and carpeting. It offers an ideal space for children, guests, or use as a home office. A window overlooks the outside, ensuring the room benefits from natural light throughout the day.

## Bathroom

5'5" x 7'2" (1.66m x 2.19m)

The bathroom features a clean, modern design with white tiling and a walk-in shower enclosure. A pedestal sink and toilet are complemented by a heated towel rail, offering both style and comfort. The flooring is a practical wood-effect vinyl that contrasts nicely with the bright walls.

## Entrance Hall

The entrance hall extends through the centre of the property, linking all rooms with a welcoming and practical flow. Light walls and carpeting continue the neutral theme, creating a bright and fresh first impression when entering the home.

## Communal hallway

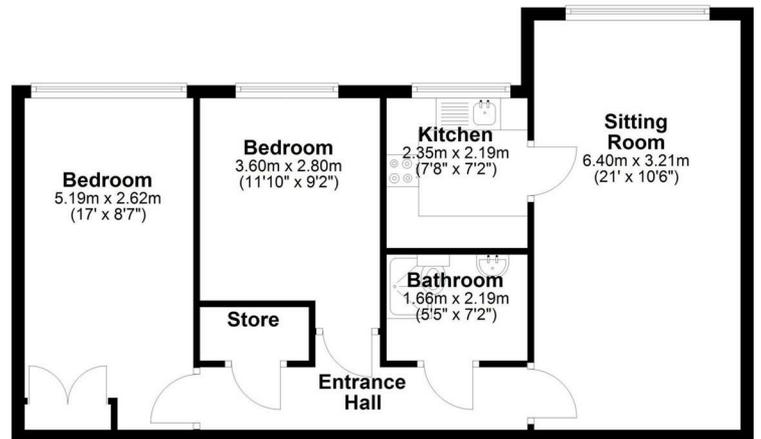
Secure access with stairs and lift access to upper floors. Communal lounge for residents to socialise and convenient utility room.

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			
England & Wales		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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Second Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)



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