



Rutland House Nicholas Road, Merseyside L23 6TT

£160,000

This spacious two-bedroom ground floor apartment, situated within the sought-after Rutland House on Nicholas Road in Blundellsands, presents an excellent opportunity for buyers looking to put their own stamp on a property.

While the apartment would benefit from a programme of modernisation, it already enjoys the advantage of a newly fitted central heating system with a new combi boiler and new radiators, providing a strong foundation for any future improvements. Offered with no onward chain, the property is ideal for those seeking a straightforward and hassle-free purchase.

The well-proportioned accommodation briefly comprises an entrance hall with two useful storage cupboards, a generous living and dining room, a fitted kitchen, two good-sized double bedrooms and a three-piece bathroom.

Externally, the property is set within well-maintained communal gardens and further benefits from a garage, providing additional storage or off-road parking.

The location is a key feature, with Blundellsands & Crosby train station just a short distance away, offering excellent transport links for commuters. The area also boasts a wide range of local amenities, including shops, cafés, and restaurants, while the nearby coastline and beach provide the perfect setting for leisure and relaxation.

Combining generous living space, exciting potential, and a prime coastal setting, this apartment represents a fantastic opportunity for a wide range of buyers.



Externally

The apartment benefits from well maintained communal gardens, communal parking & a garage with up & over door.

Entrance Hall

The entrance hall connects all principal rooms and includes two built-in cupboards for storage.

Living/Dining Room

24'11" x 13'0" (7.6m x 4.0m)

This generous living/dining room is filled with natural light from multiple large windows. The space has fantastic potential to become the heart of the home with lots of room for entertaining or relaxing.

Kitchen

9'9" x 7'5" (3.0m x 2.3m)

Fitted kitchen with a range of integrated units, a double glazed window looking out to the communal gardens & a newly fitted combi boiler.

Bedroom 1

15'0" x 10'0" (4.6m x 3.0m)

Bedroom one is a comfortable double room featuring a large window that floods the space with natural light & a radiator.

Bedroom 2

14'3" x 10'10" (4.3m x 3.3m)

Bedroom two is also a well-proportioned double room with a large window to one side allowing natural light to fill the space & a radiator.

Bathroom

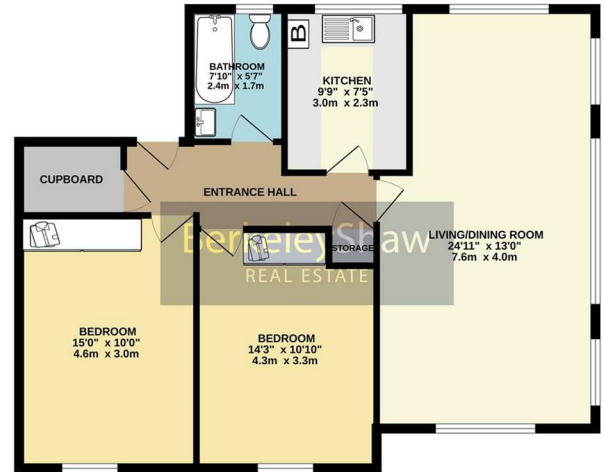
7'10" x 5'7" (2.4m x 1.7m)

The bathroom includes a traditional suite with a bath, overhead shower, wash basin and WC. The walls are tiled in white, with a window positioned above the bath allowing natural light into the 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	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents, vendors and organizers shall have no liability for any errors or omissions. Made with Metaphor 10/20/20



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