



## 2 The Knowles Blundellsands Road West, Blundellsands, Merseyside L23 6AB Offers Over £200,000

Berkeley Shaw Estate Agents Ltd are pleased to offer this ground-floor apartment for sale. Beautifully presented inside with a contemporary feel. The Apartment is situated within a much sought after development in a very salubrious location within Blundellsands within walking distance to Crosby Beach and leisure center, Crosby and Blundellsands train station.

This stunning property has well proportioned rooms over spacious living at the very highest standard. The development has video entry phone system, communal car park space.

The accommodation briefly comprises of; entrance hall, large open plan lounge/ Dining Kitchen with integrated appliances, two double bedrooms, en-suite shower room to master bedroom and main bathroom. The property also benefits from electric heating and double glazing throughout. Communal Gardens.



## Hallway

12'9" x 4'3" (3.9 x 1.3)

carpet, electric wall heater

## Open Plan Lounge, Kitchen/Diner

21'7" x 20'8" (6.6 x 6.3)

Double glazed french doors with juliet balcony, electric wall heater, carpet to lounge area, wood flooring to kitchen area, kitchen comprises of a range of fitted base and wall units with integrated appliances include electric cooker and grill, hob, extractor hood, fridge freezer, washing machine, and freestanding dishwasher.

## Bedroom 1

11'1" x 13'9" (3.4 x 4.2)

Double glazed window, electric wall heater, carpet

## Ensuite to Bedroom 1

4'7" x 6'6" (1.4 x 2.0)

Part tiled walls and flooring, electric towel rail, low level w.c. pedestal wash basin, walk in shower cubical with combination shower, mirrored cabinet

## Bedroom 2

6'6" x 6'2" (2.0 x 1.9)

Double glazed window, electric wall heater, carpet

## Main Bathroom

6'2" x 6'6" (1.9 x 2.0)

Part tiled walls and flooring, low level w.c. pedestal wash basin and bath with mixer taps

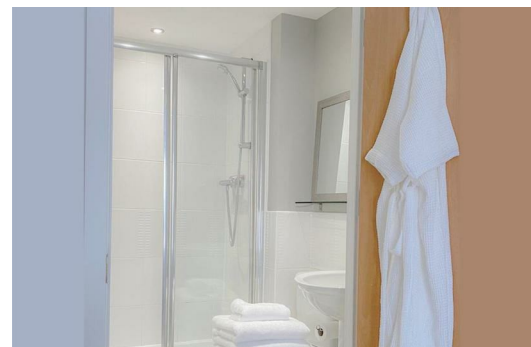
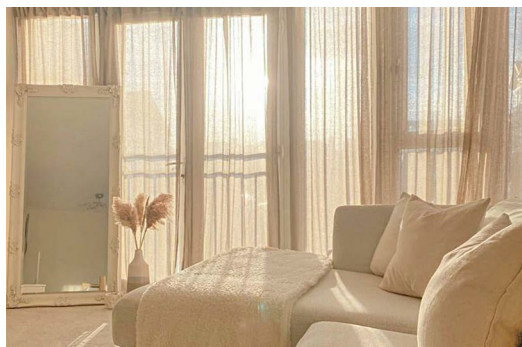
GROUND FLOOR



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.  
Made with Measure 32022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			69
(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	



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