



## 20 Waters Edge, 53 Burbo Bank Road, Liverpool, L23 6TQ

### Offers Over £220,000

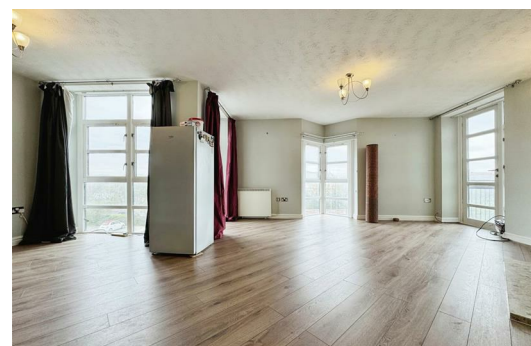
Located on the prestigious Waters Edge Development on Burbo Bank Road in the prestigious area of Blundellsands, this charming two-bedroom, two-bathroom apartment is a gem waiting to be discovered.

As you step into the property, you are greeted by a inviting entrance hall with two storage cupboards, spacious open plan kitchen diner/living area that exudes warmth and comfort. The highlight of this area is the balcony, perfect for enjoying a morning coffee or a glass of wine in the evening. The apartment boasts two double bedrooms, three piece-bathroom and an en-suite shower room.

Externally, the property boasts allocated parking, a single garage & fantastic communal gardens with fantastic sea views.

With no onward chain, this property presents a fantastic opportunity for those looking to make a hassle-free move to a sought-after location. Don't miss out on the chance to make this apartment your own and experience the best of what Blundellsands has to offer.

Tenure: leasehold 91 years remaining Service charge & ground rent £150 pcm



## Hallway

2 x storage cupboard, storage heater, intercom & LVT flooring.

## Kitchen diner/living area

LVT flooring, double glazed windows, double glazed doors to balcony, feature fireplace with marble inlay, 2 x storage heaters, electric hob, extractor hood, electric oven, tiled floor, range of wall & base units, tiled splash back, spotlights, stainless steel sink with drainer & mixer tap, space for washing machine & double glazed circular window.

## Bedroom 1

Fitted wardrobe, LVT flooring, storage heater & double glazed windows to bay.

## En-suite

Tiled floor, tiled walls, WC, basin, shower with glass screen & electric heater.

## Bedroom 2

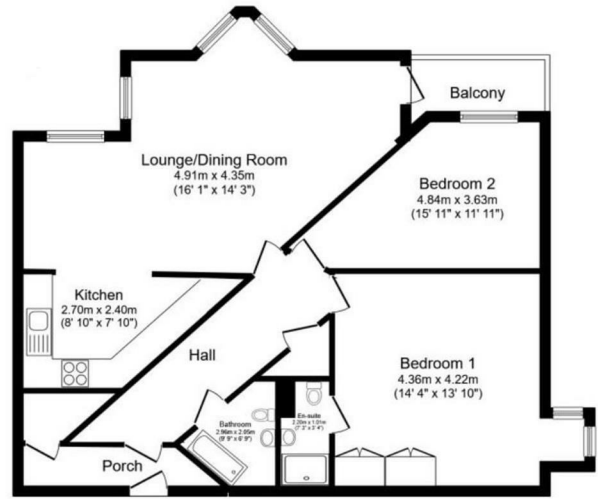
LVT flooring, storage heater & double glazed windows.

## Bathroom

Tiled floor, tiled walls, WC, basin, bathroom with shower & electric heater.

## Externally

Allocated parking space, garage & communal gardens with sea views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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