



Dapple Heath Avenue, Melling, Liverpool, L31 1GA



Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this superb two bedroom ground floor apartment, which is one of the larger ones in Village Court Apartments, located in a popular residential area of Melling. The spacious accommodation has been completely renovated by the current owners and briefly comprises: entrance hall, lounge, recently fitted breakfast kitchen, two double bedrooms, fabulous new shower room and communal gardens and two allocated private parking spaces. The property further benefits from gas central heating, uPVC double glazing and intercom access. An early internal inspection is strongly recommended in order to fully appreciate the property offered for sale.

**£145,000**



### Communal Entrance

intercom access to main entrance doors, storage cupboards, stairs with glass balustrade to all floors

### Internal Hallway



radiator, inset ceiling spotlights, intercom access

### Lounge 14'9" x 14'0" (4.50m x 4.29m)



light and spacious lounge with four uPVC double glazed windows to two aspects, media wall with inset electric glass fronted flame effect fire, radiator

### Breakfast Kitchen 13'2" x 9'4" (4.02m x 2.85m)



recently fitted kitchen with a range of white larder, base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, luxury vinyl flooring, inset ceiling spotlights, under cabinet courtesy lighting, uPVC double glazed window

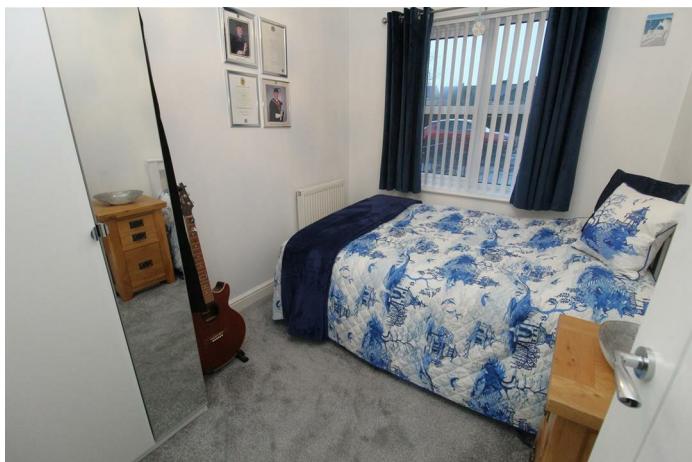


## Bedroom 1 14'11" x 9'2" (4.57m x 2.80m)



uPVC double glazed window, radiator

## Bedroom 2 9'5" x 7'8" (2.89m x 2.35m)



uPVC double glazed window, radiator

## Shower Room 8'10" x 6'4" (2.71m x 1.94m)



newly fitted spacious bathroom with white suite comprising; walk in shower cubicle with mains shower, low level w.c. and wash hand basin in curved vanity cabinet, chrome heated towel rail. wall mounted curved storage cabinet, inset ceiling spotlights, tiled floor and walls, uPVC double glazed frosted window

## Outside

### Communal Gardens & Allocated Parking



lawned areas and block paved walkways with private allocated parking

## Additional Information

Tenure : Leasehold  
Council Tax Band : B  
Local Authority : Sefton

## Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

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	



