



## 25 Holyrood, Park Drive

Crosby, Liverpool, L23 6WG

**Offers in the region of £340,000**



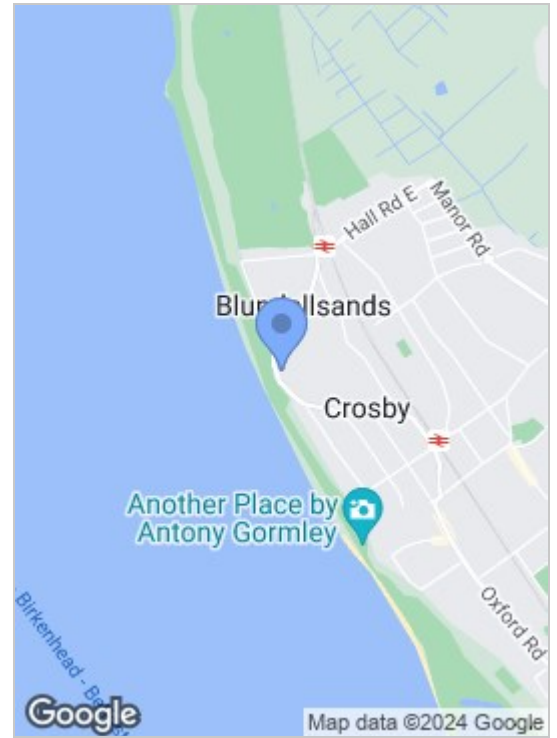
Abode are pleased to present this stunning, immaculate ground floor apartment which is located within the prestigious 'Holyrood' development. With Crosby beach just a stone's throw away, local amenities are all on the doorstep and offer easy access to local shops, parks, golf course, schools and easy access to transport links.

The property briefly comprises: Vestibule, entrance hallway, double doors opening to lounge/dining area with beautiful bay windows to enjoy the warm sun through the windows. There is also a door leading to separate modern fitted kitchen and sun room with Bi Fold doors opening to patio area which easily accommodates a good sized seating area to appreciate garden and River views. To the rear of the apartment are two double bedrooms and spacious contemporary bathroom with separate step in shower and freestanding bath. Outside are communal gardens to the front, side and rear. The property benefits from double glazed window and garage. A viewing is highly recommended.

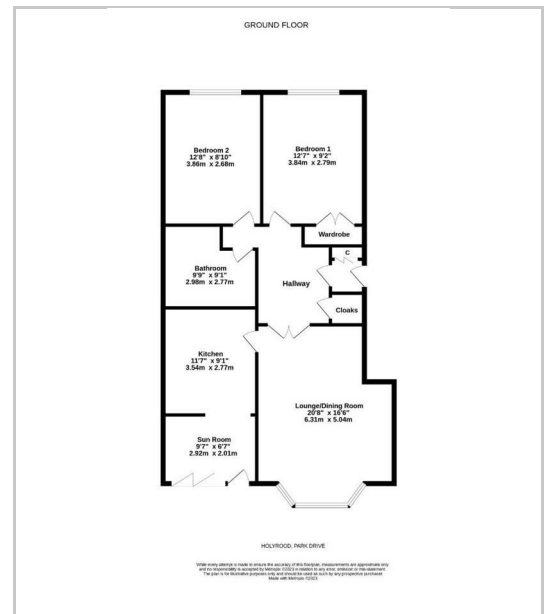
Council Tax Band D  
Leasehold, Service Charge £140 per month.  
EPC -E



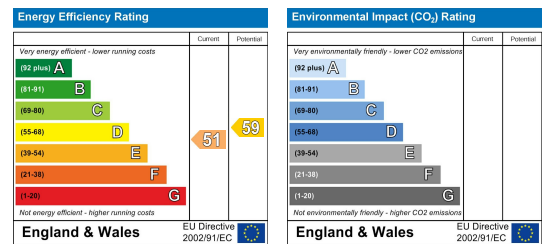
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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