

Apartment 10, 19 Blundellsands Road West, Blundellsands, Crosby, L23 6BA



£265,000 (Subject to contract)

Blundellsands Classic is a retirement community situated conveniently opposite Blundellsands and Crosby Railway Station and is a large collection of apartments and bungalows offering independent living for the over 55's. Located behind the electronic security parking gates and main entrance 24 hour management office, this particular apartment is on the ground floor overlooking the rear and the accommodation comprises entrance hall with storage cupboard, spacious living / dining room with feature bay, kitchen with a range of integrated appliances, two double bedrooms (one with fitted and recess wardrobes) a bathroom, also accessed from the main bedroom and a shower room from bedroom two. There are a variety of communal garden areas, patio areas and communal parking, the court also offers excellent community groups run by the owners, an on site restaurant, lounges/entertaining rooms and guest suite for those with visitors looking to visit. There is also no ongoing chain.

Location:	Blundellsands Classic is on the corner of Blundellsands Road West and The Serpentine opposite Blundellsands and Crosby Railway Station.
Entrance hall	storage cupboard, radiator, double doors to:
Living room / dining room	13' 0" plus bay x 18' 7" plus bay (3.96m plus bay x 5.67m plus bay) feature fireplace, radiator, double glazed window, large feature bay with three double glazed windows, door to:
Kitchen	10' 1" x 8' 2" (3.08m x 2.50m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated electric hob and oven, fridge, freezer, dishwasher and washing machine, Ferroli gas central heating boiler, double glazed window
Front bedroom 1	11' 11" x 13' 6" (3.64m x 4.11m) fitted and recess wardrobes, radiator, double glazed window, door to bathroom
Front bedroom 2	16' 3" into bay x 9' 11" (4.96m into bay x 3.02m) radiator, double glazed window, door to:
En suite shower room	shower cubicle with mixer shower, wash hand basin, low level w.c, part tiled walls, radiator
Main bathroom	panelled bath with mixer tap, pedestal wash hand basin, low level w.c, part tiled walls, radiator
Outside	there are communal garden areas, patios with sheltered areas for sitting, communal parking spaces all behind the electronic security gates
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
Tenure	Leasehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
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.
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