



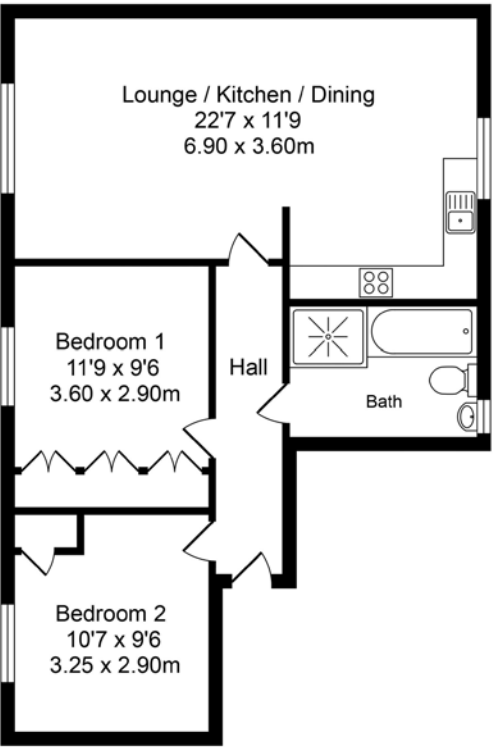
Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 625 Sq.ft. (58.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
 Area 625 Sq.Ft
 (58.1 Sq.M.)

Tenure: We are advised by our client that the property is Leasehold
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Larkspur Court, Melling

A&P

Arnold and Phillips are excited to offer this well-presented two-bedroom first-floor apartment located within the highly sought-after Larkspur Court on Columbine Close in Melling, Liverpool. Nestled in a quiet and well-maintained development, this spacious property is ideal for first-time buyers, professionals, or those looking to downsize while retaining a sense of space and convenience. With allocated parking and excellent local amenities, this apartment offers both comfort and practicality in equal measure.

The property is accessed via a secure intercom system, providing peace of mind and a welcoming sense of community. Once inside, the apartment is bright and neutrally decorated, offering a blank canvas for prospective buyers to make it their own. The entrance hallway leads you effortlessly through the home, with each room thoughtfully designed to maximise both space and functionality.

To the rear of the property, the open-plan living and dining kitchen forms the heart of the apartment, a spacious and sociable area that balances comfort with practicality. The kitchen is fitted with an array of wall, base, and tower units, offering ample storage, and finished with contrasting work-surfaces for a modern yet timeless look. Integrated appliances add to the clean, uncluttered feel, while the dining area provides a designated space for shared meals or entertaining. This flows seamlessly into the main living room, which is generously proportioned and offers a versatile layout for seating and relaxation, all while maintaining a cohesive connection with the kitchen and dining spaces.

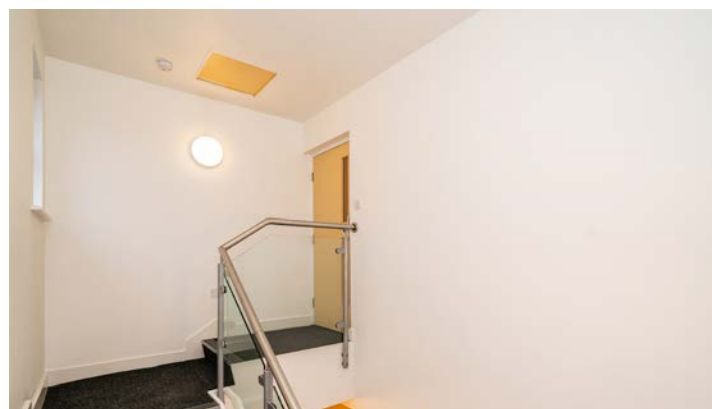
The apartment benefits from two double bedrooms, both well-sized and neutrally decorated to create a calm and inviting atmosphere. The main bedroom enjoys the added luxury of fitted wardrobes, offering plenty of storage while keeping the room sleek and uncluttered. Its position within the property ensures a pleasant outlook over the surrounding area, adding to the rooms overall appeal. The second bedroom is equally spacious and versatile, suitable as a guest room, home office, or additional sleeping area.

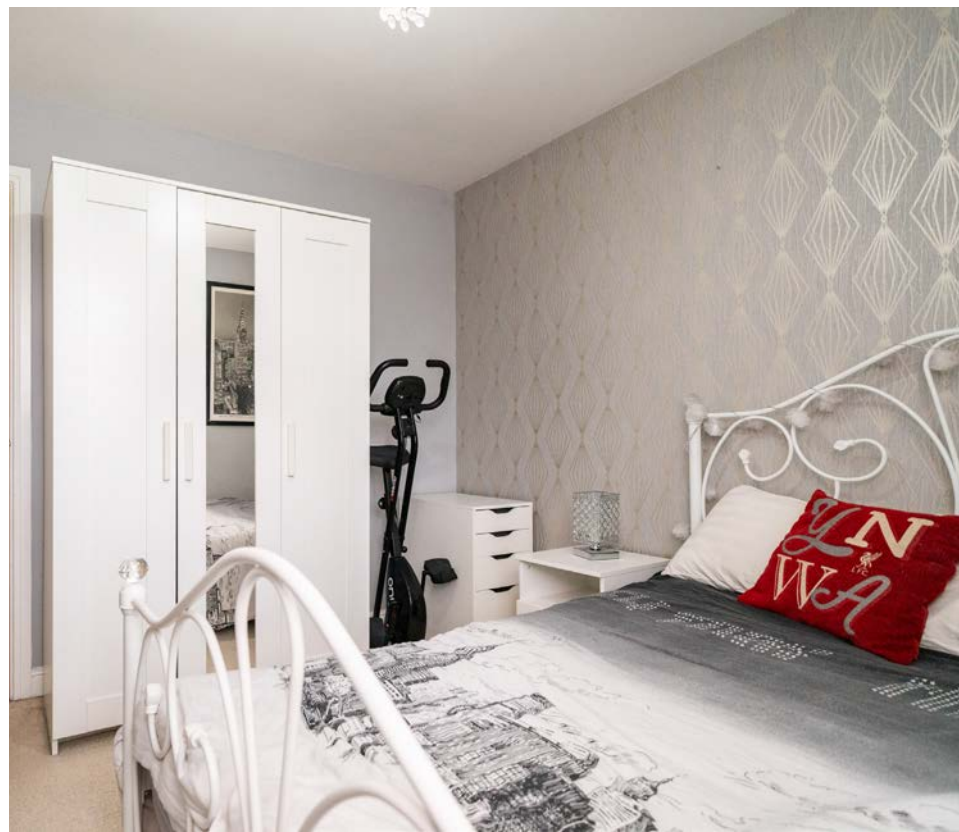
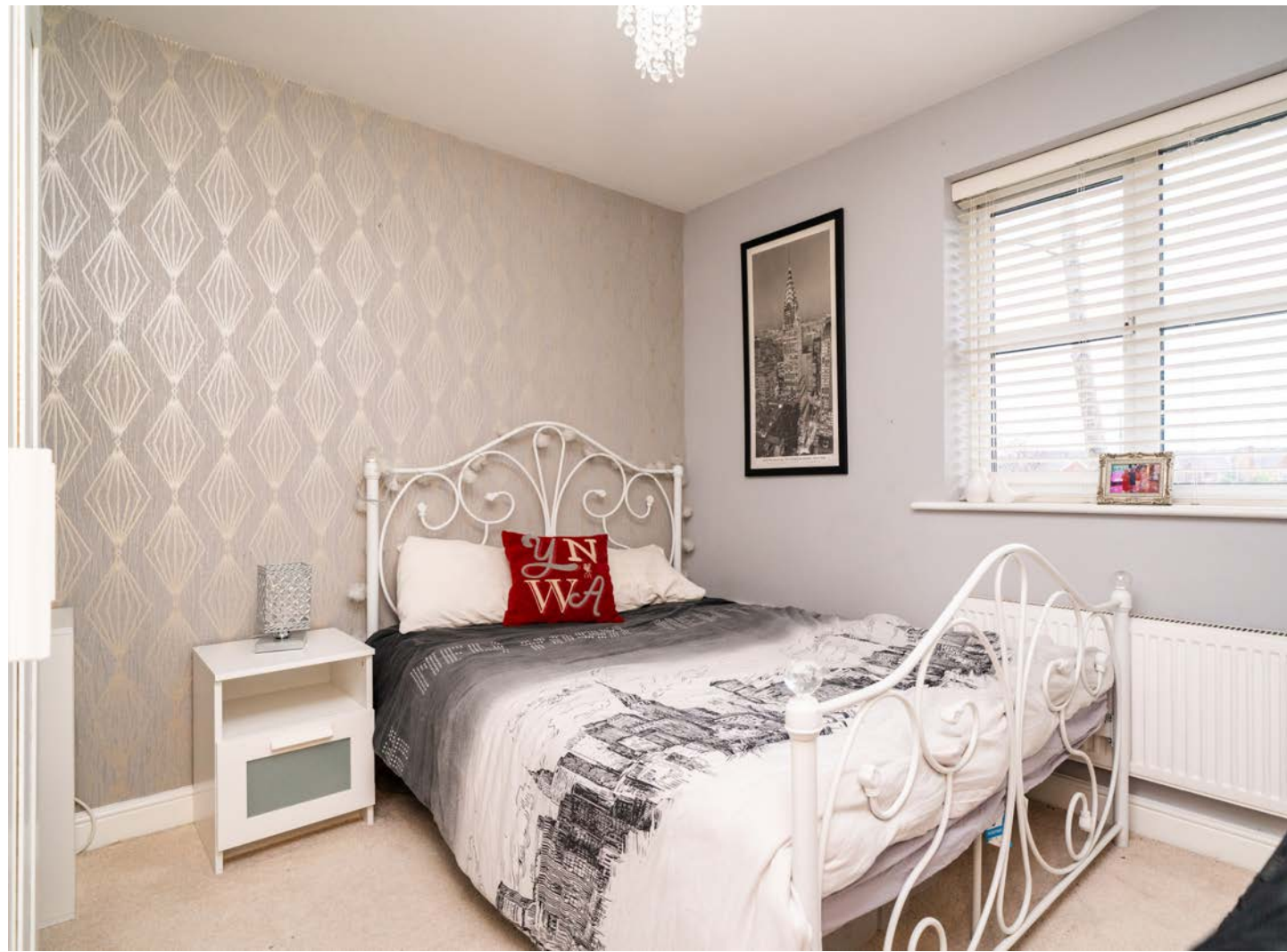
Centrally located, the bathroom is fitted with a practical and stylish suite, including a bath, separate shower, WC, and wash hand basin. Its thoughtful design caters to both relaxation and functionality, meeting the needs of busy modern lifestyles.

Externally, the development is well-maintained, with attractive communal grounds and ample allocated parking spaces for both residents and visitors. The property's location within the complex offers a quiet and private setting, perfect for those looking for a peaceful place to call home.

Melling itself is a thriving area, well-regarded for its strong community feel and excellent connectivity. The property is superbly positioned within easy reach of local shops and everyday amenities, as well as larger retail and leisure facilities in nearby Maghull and Aintree. For those commuting, Melling boasts excellent transport links, with Melling railway station offering regular services to Liverpool city centre and beyond, while the nearby M57 and M58 motorways provide straightforward access to the wider region. The area is also home to several well-regarded schools, making it a practical choice for families.

This stylish apartment further benefits from modern central heating, double glazing throughout, and a layout that has been carefully designed to suit a range of lifestyles. Internal inspection is highly recommended to fully appreciate the space, quality, and convenience on offer. This is a fantastic opportunity to own a property within a highly regarded development in a sought-after location.





KEY FEATURES

Well Presented First Floor Flat

Two Double Bedrooms

Circa 625 Square Feet

Open Plan Lounge/Kitchen/
Diner

Well Maintained Communal
Gardens

Close to Amenities

Allocated Parking

Sought After Location



