



## 9 Eton Court

, Liverpool, L18 3HG

**Offers in excess of £210,000**



Welcome to this stunning two-bedroom top floor flat in Eton Court, Allerton, Liverpool. Immaculately presented throughout, this exceptional property offers the rare advantage of being the only flat on its floor, ensuring privacy and tranquillity.

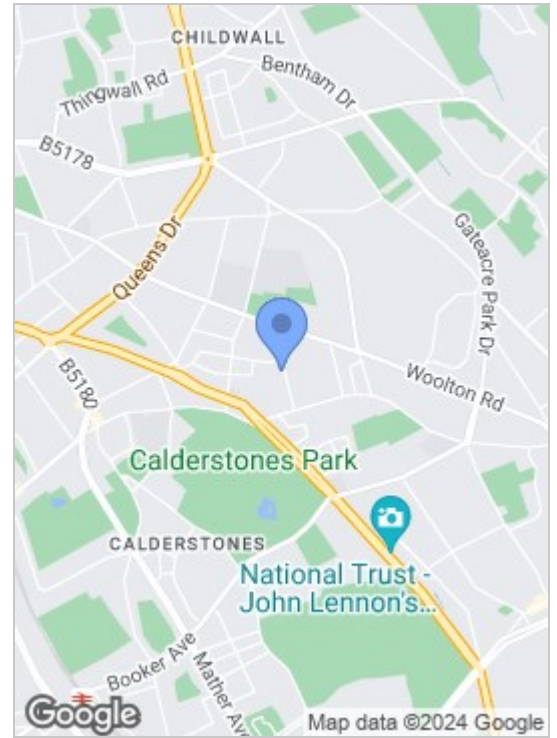
The spacious living area is beautifully decorated and filled with natural light, seamlessly integrating with the modern kitchen, which features high-quality fittings, ample storage, and integrated appliances.

Both bedrooms are generously sized and thoughtfully designed. The master bedroom boasts large windows with pleasant neighbourhood views, while the second bedroom is versatile, perfect for a guest room, home office, or personal retreat. Both have fitted wardrobes and matching chests. The pristine bathroom offers elegant fixtures and a luxurious space for relaxation.

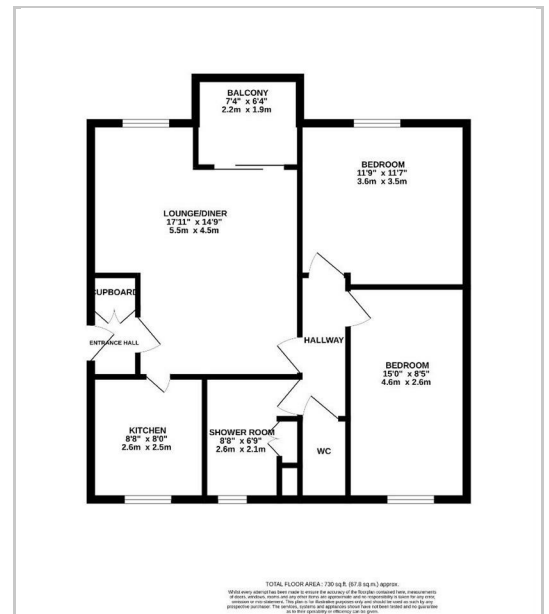
Additional benefits include secure entry, ample storage, and dedicated parking. Located in the vibrant community of Allerton, you are close to local amenities, shops, cafes, parks, and excellent transport links.



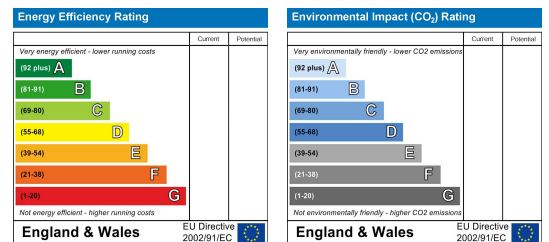
## Area Map



## 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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