



## 2 Grosvenor Court Queens Drive

Wavertree, Liverpool, L15 6YA

**Offers in excess of £240,000**



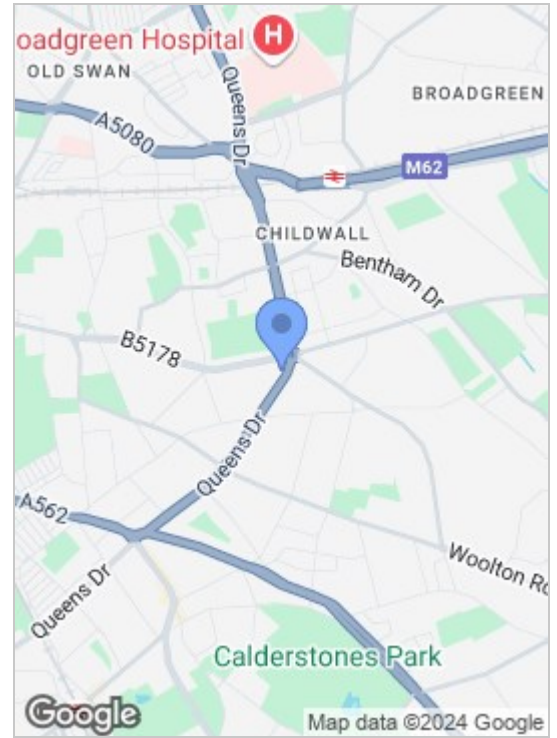
This charming ground-floor flat, situated in the sought-after Grosvenor Court on Queens Drive, offers spacious and well-proportioned living accommodation. The property features two generously sized double bedrooms, a bright and airy living room, and a modern kitchen, making it an ideal choice for first-time buyers, downsizers, or investors alike. The layout is further complemented by ample storage space and a well-appointed bathroom, providing a comfortable and practical living environment.

Located right on Childwall Fiveways, this flat is perfectly positioned to take advantage of the excellent local amenities and transport links. With easy access to major road networks, including the M62, and multiple bus routes, commuting to Liverpool city centre and beyond is convenient and straightforward. The area is well-served by local shops, restaurants, and cafes, ensuring all your daily needs are within easy reach.

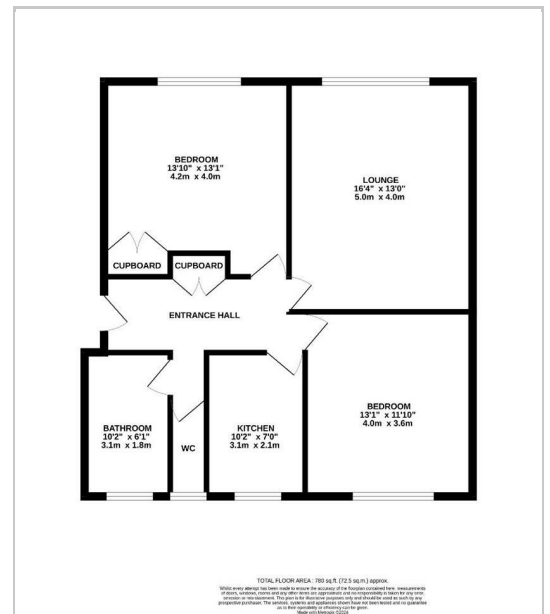
In addition to its prime location, the property benefits from being within close proximity to several well-regarded schools and recreational facilities. The vibrant Childwall and Wavertree neighbourhoods offer a variety of green spaces and parks, ideal for leisurely walks or family outings. This flat presents a fantastic opportunity to own a spacious, well-located home in one of Liverpool's most desirable residential areas.



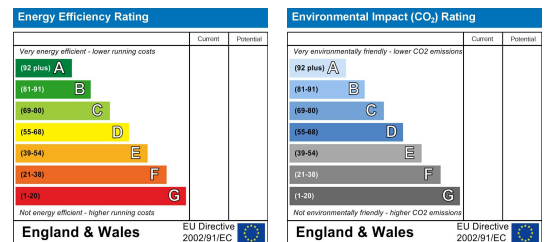
## Area Map



## 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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