



## Lowbridge Court, Garston, Garston, L19 2JP

- Two Bedroom First Floor Apartment
- Well Maintained & Presented Throughout
- Two Generously Sized Double Bedrooms
- Well Looked After Communal Areas
- Popular Residential Location of Garston
- Hallway to Open Plan Kitchen and Living Area
- Three Piece Contemporary Bathroom
- Ideal Property for First Time Buyers - No Onward Chain



Offers in Excess of £95,000







**Description**

Move Residential are delighted to offer for sale this first floor two bedroom apartment situated within the Lowbridge Court development in the popular residential area of Garston, L19. Available with no onward chain, this well maintained modern flat would make an ideal purchase for first time buyers. The property comprises of a welcoming entrance hall which leads into a bright and spacious open plan kitchen and living area, featuring a modern fitted kitchen. The apartment also benefits from two generously sized and well presented double bedrooms as well as a contemporary three piece bathroom. The communal entrance is well looked after and accessed via intercom. A viewing of the property is highly recommended to appreciate what this fantastic home has to offer.

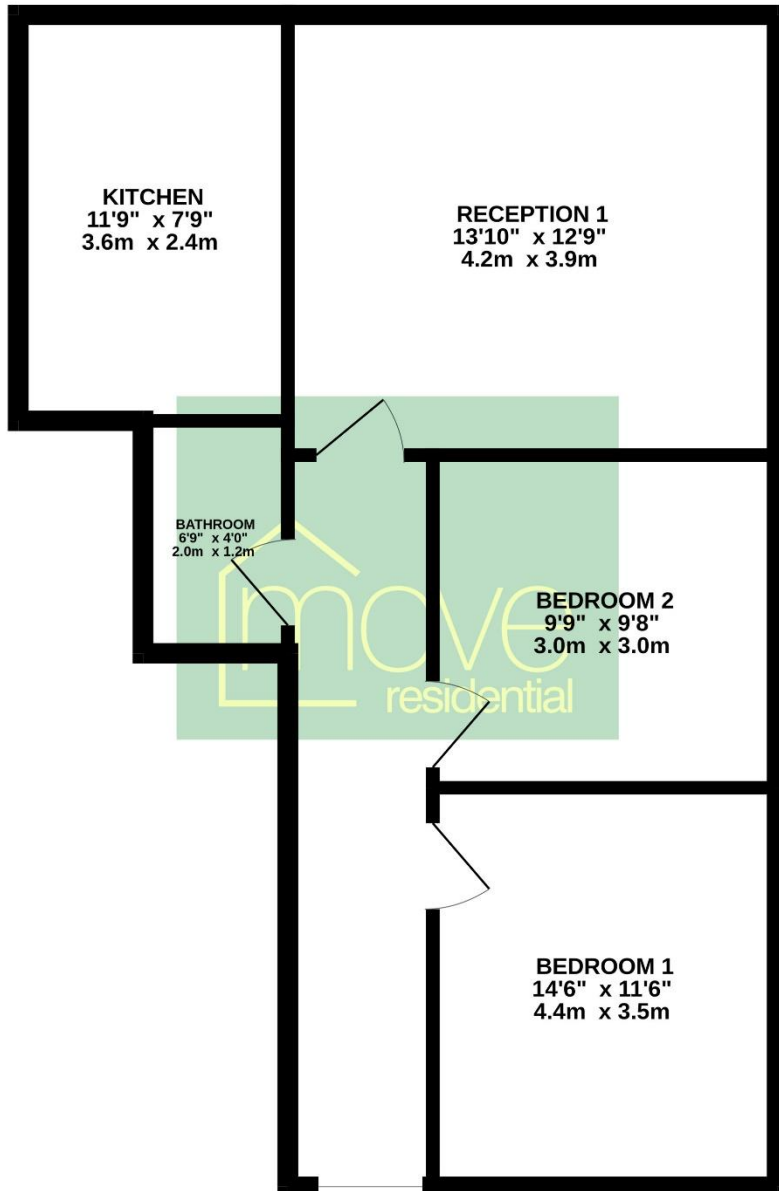
Available to cash buyers only.

**Location**

Garston is in close proximity to the expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to the City boundary with Knowsley, Garston is home to Liverpool South Parkway railway station, a major new interchange station opened in 2006. Trains operate at regular intervals to the city centre, Southport, Manchester and Birmingham. Garston offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

## Floor Plan

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.