



## Reynolds Court, Vale Road, Woolton, L25 7RZ

- Two Bedroom Third Floor Retirement Apartment
- Very Well Maintained and Presented Throughout
- Entrance Hall, Spacious Lounge and Fitted Kitchen
- Access to Lovely Communal Gardens and Parking
- Located in Over 65's Complex in Desirable Woolton
- Accessed Via Smart Communal Entrance and Lift
- Two Large Double Bedrooms and Shower Room
- Welcoming Development with Thriving Community



Offers in Excess of £180,000







## **Description**

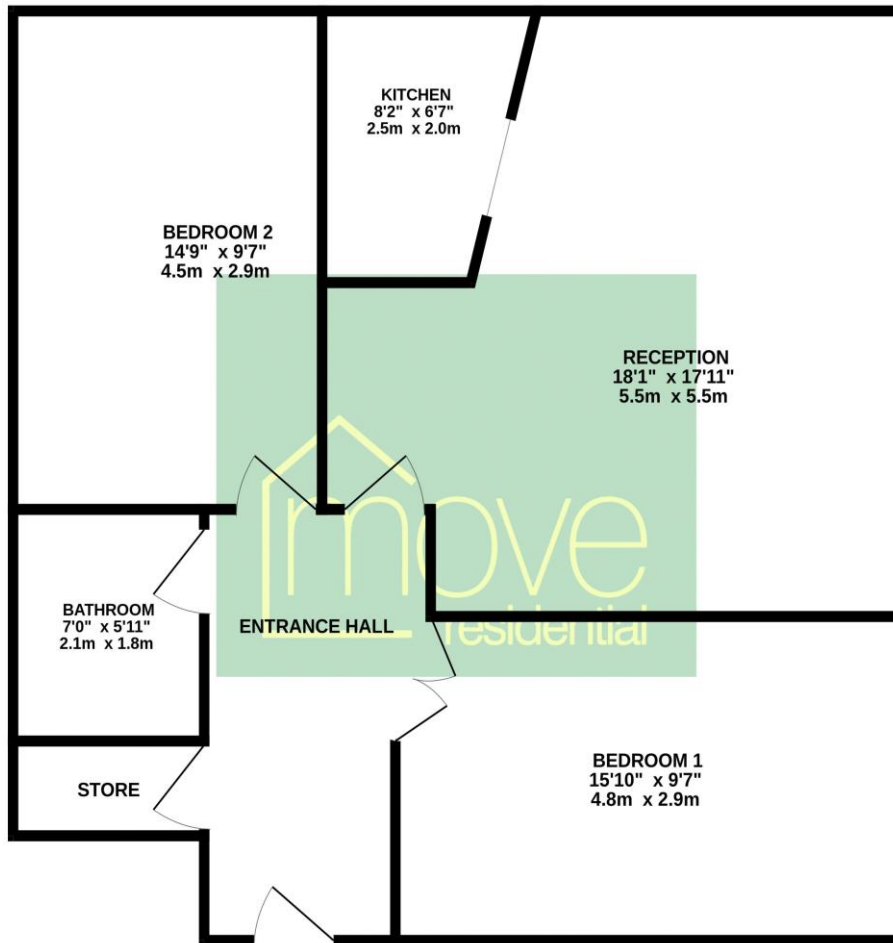
As appointed agents, Move Residential are thrilled to offer for sale this independent living two bedroom third floor retirement apartment, located in the Reynolds Court complex, in the highly desirable suburb of Woolton, L25. This beautifully presented apartment has been recently re-painted and boasts new carpets throughout, making an ideal purchase for those who are looking to downsize in a development with a thriving community. The property is accessed via a well-maintained communal entrance and lift, with the apartment itself consisting of an entrance hall which leads through to a bright and spacious lounge, and a modern fitted kitchen. There are two generously sized double bedrooms on offer along with a contemporary style shower room. Residents can enjoy access to the charming communal gardens and parking, as well as the additional benefits of a communal lounge and laundry room.

## **Location**

Vale Road is situated off Menlove Avenue, which is within the popular residential area of Woolton, L25. Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

## Floor Plan

GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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             | 85 B    | 86 B      |
| 69-80 | 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.