



Verdala Park, Calderstones, L18 3LD

- Delightful Two Bedroom Second Floor Apartment
- Generously Proportioned & Well Maintained
- Two Bright & Substantial Double Bedrooms
- Communal Gardens, Allocated Parking & Garage
- Located in Desirable Development in Calderstones
- Entrance Hall, Lounge & Modern Fitted Kitchen
- Contemporary Style Three Piece Bathroom Suite
- Ideal Apartment for Those Looking to Downsize



Offers Over £175,000







Description

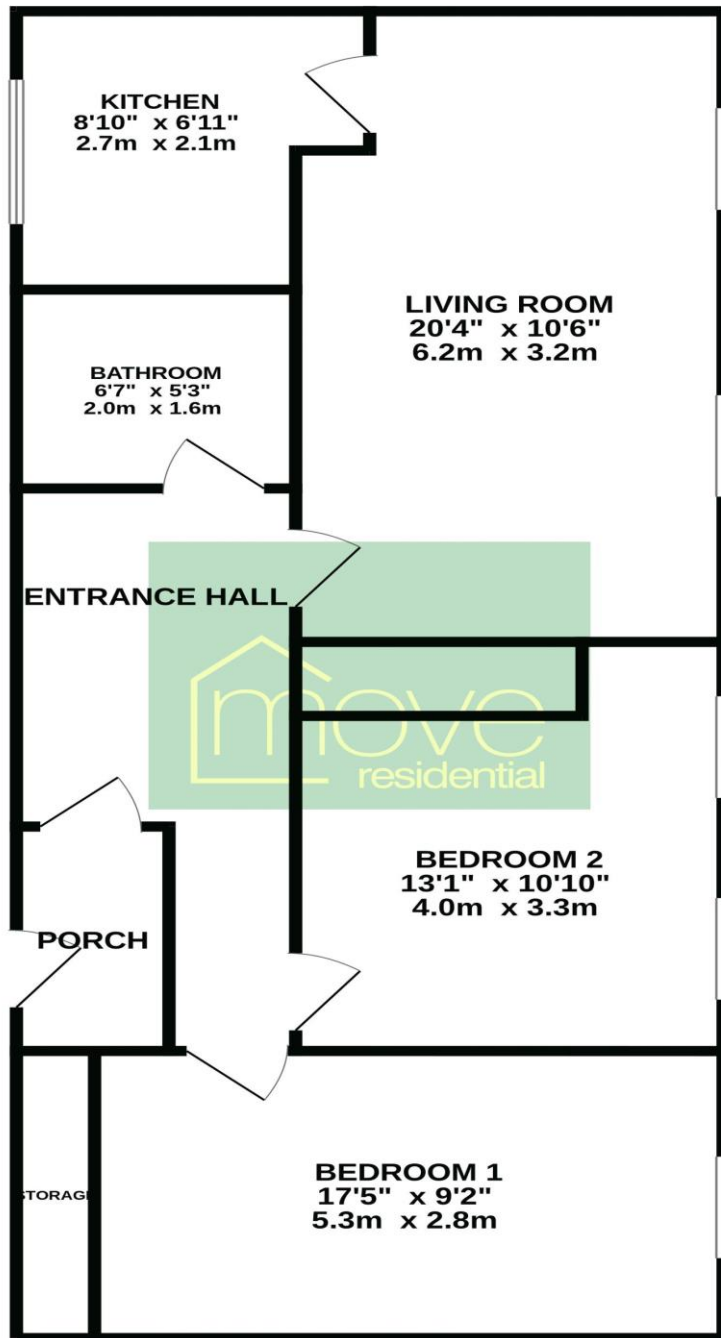
This delightful two bedroom second floor apartment is situated within the sought-after Verdala Park development, enjoying a prime location in the highly desirable suburb of Calderstones, L18. The property is spacious and well maintained throughout, making an ideal purchase for those looking to downsize in a picturesque and peaceful location within one of South Liverpool's most favoured areas. Just a stone's throw from Calderstones Park, the property is accessed through a smart communal entrance with secure intercom access. Presenting a thoughtfully planned layout, the apartment itself consists of an entrance hallway leading into a bright and generously sized lounge area, boasting a neutral décor, following onto a modern kitchen complete with fitted base and wall units and plentiful worktop space. The sleeping accommodation is made up of two substantial and well-presented double bedrooms, both receiving plenty of natural light, and completing the interior of the apartment is a contemporary style three-piece family bathroom suite. Residents of the complex can enjoy access to the expansive and beautifully maintained communal gardens, and further benefit from an allocated parking space, as well as access to a private single garage accommodating additional storage space. The property additionally benefits from central heating and a new boiler installed in February 2024.

Location

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Floor Plan

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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		
69-80	C		77 C
55-68	D	62 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.