



## Mosslea Park, Mossley Hill, L18 8DS

- Fantastic One Bedroom Second Floor Apartment
- Generously Sized & Well Presented Throughout
- Entrance Hall, Reception Room & Fitted Kitchen
- Ideal for First Time Buyers or Those Downsizing
- Popular Development Located in Mossley Hill
- Accessed via Smart Communal Entrance & Stairs
- Substantial Double Bedroom & Shower Room
- Allocated Parking Space & Communal Gardens



£160,000











## **Description**

Move Residential are delighted to offer for sale this fantastic one bedroom second floor apartment, situated within the sought-after Mosslea Park development in the highly desirable area of Mossley Hill, L18. The apartment is well presented and spacious throughout, presenting an ideal purchase for first time buyers or those looking to downsize within the local area. The property is accessed via a smart communal entrance and stairway, and you are greeted into the apartment itself by an inviting entrance hall, leading through to a bright and spacious reception room. This space has been finished in a neutral décor and boasts a wood-style laminate flooring, and with ample room to accommodate both a sofa area and dining table, this provides a brilliant space for both socialising and relaxing. This flows seamlessly into a modern kitchen complete with a range of fitted base and wall units, along with plentiful surface space and tiled splashbacks. The sleeping accommodation consists of a generously sized double bedroom, which receives plenty of natural light, and completing the interior of the property is a contemporary style shower room. The apartment further benefits from an allocated parking space, and additional communal parking for residents and visitors is available. Residents of the development can enjoy access to the beautifully maintained communal gardens.

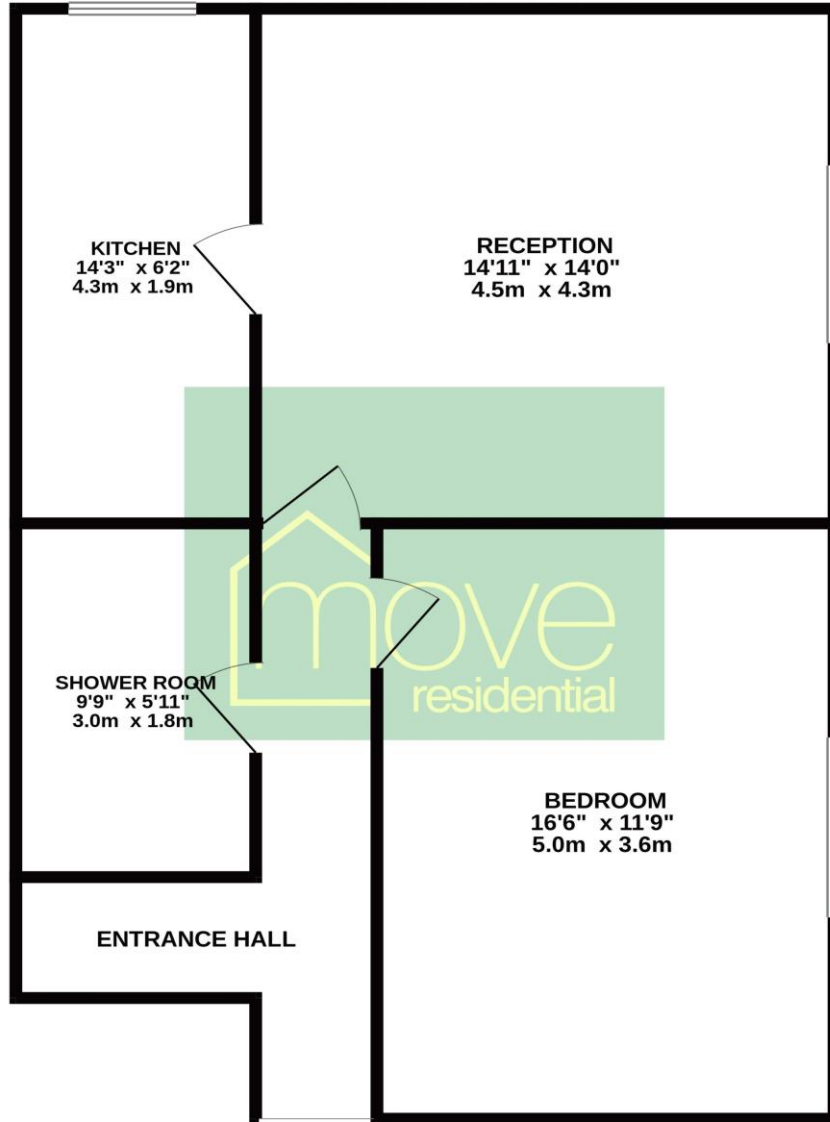
## **Location**

This 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  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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	78 C	78 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.