



Park Avenue, Mossley Hill, Liverpool, L18 8EU

- Delightful Two Bedroom Ground Floor Apartment
- Generously Proportioned & Beautifully Maintained
- Entrance Hall, Reception Room & Modern Kitchen
- Ensuite Shower Room to Master & Main Bathroom
- Located Within Gated Development in Mossley Hill
- Secure Communal Entrance with Intercom Access
- Two Bright & Substantially Sized Double Bedrooms
- Parking Space & Access to the Communal Gardens

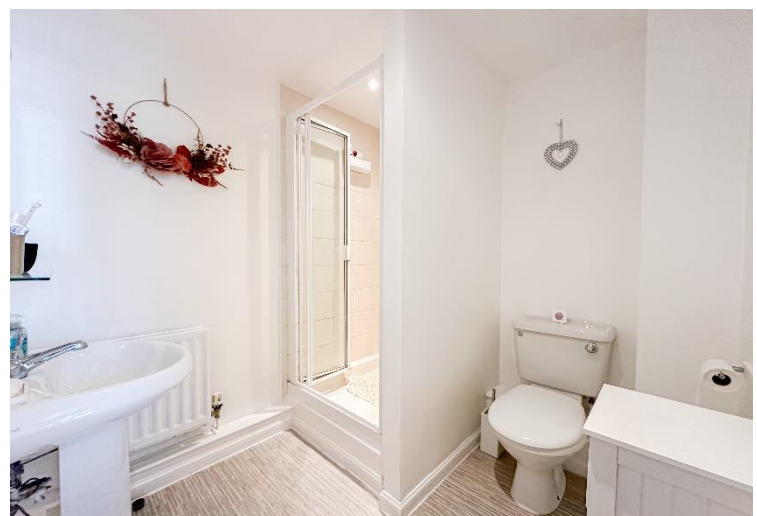


Offers Over £200,000













Description

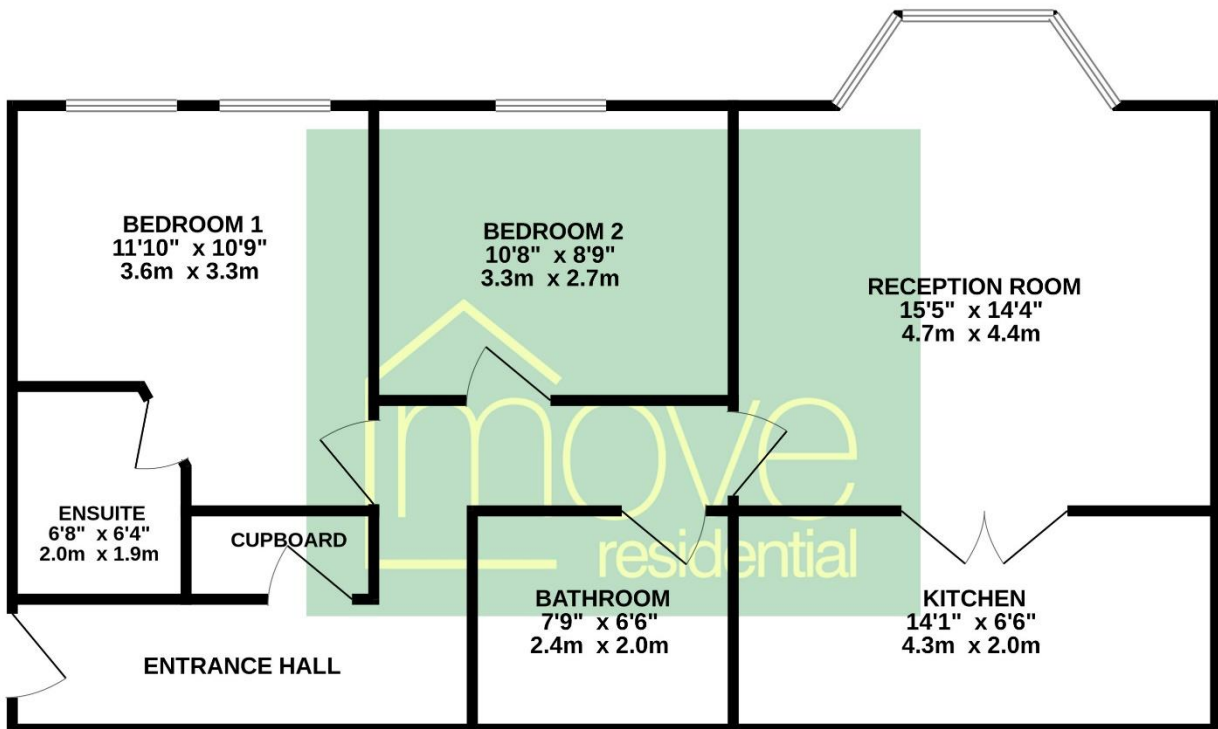
Move Residential are thrilled to offer for sale this delightful two bedroom ground floor apartment, situated in the gated Grosvenor Court development located on Park Avenue in the highly desirable area of Mossley Hill, L18. Boasting spacious and beautifully maintained living proportions throughout, this promises to make a fantastic future home for a lucky buyer. Accessed via a smart communal entrance with secure intercom access, the apartment itself greets you with an inviting entrance hall which leads through to a generously sized reception room, comfortably accommodating both a sitting and dining area. The room is awash with light courtesy of a bay window and features an attractive wood style flooring, presenting a welcoming social space for relaxing and enjoying mealtimes. This flows seamlessly into a modern kitchen complete with a range of fitted base and wall units, plentiful surface space and a selection of integrated appliances. The sleeping accommodation consists of two substantial double bedrooms, each finished to an excellent standard and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, and concluding the interior of this apartment is a deluxe three-piece family bathroom suite. Externally, the property further benefits from an allocated parking space, and access to 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 café, 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
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.
Made with Metropix ©2024

EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 77 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.