



Elmsley Court, Mossley Hill, Liverpool, L18 8BA

- Delightful Two Bedroom Upper Floor Apartment
- Perfect Purchase for Those Looking to Downsize
- Spacious Open Plan Kitchen, Dining & Living Area
- Contemporary Three-Piece Family Bathroom Suite
- Located in the Sought-After Area of Mossley Hill
- Generous & Impeccably Presented Throughout
- Two Substantial & Beautifully Finished Bedrooms
- Access to Communal Gardens & Allocated Garage



Offers Over £200,000









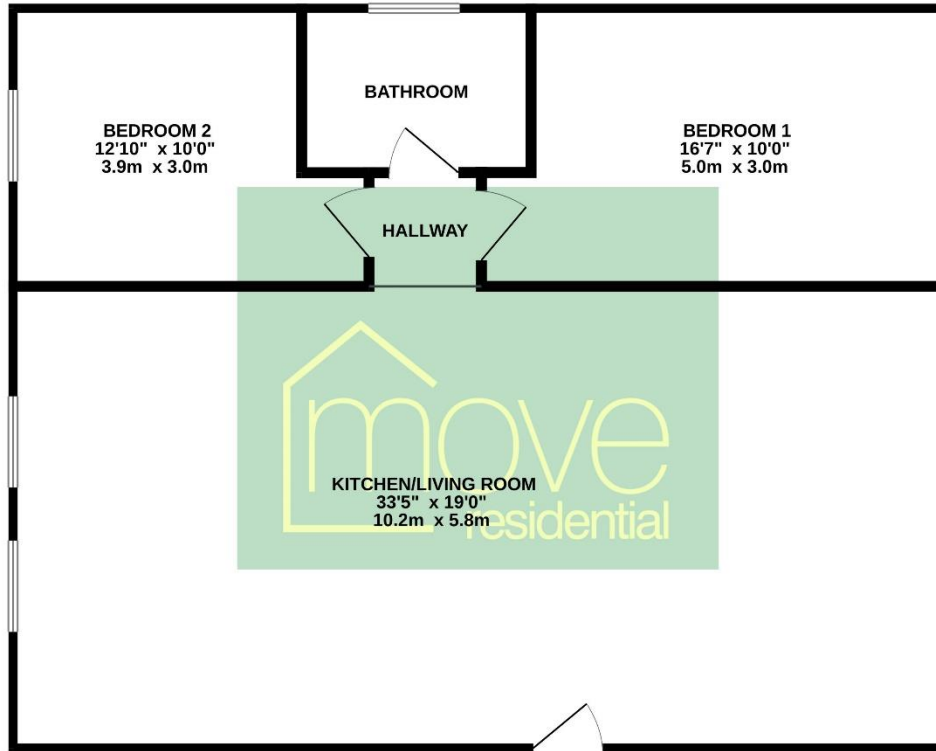
Description

Move Residential are delighted to introduce to the sales market this beautifully presented two bedroom upper floor apartment, located within the sought-after Elmsley Court development in the highly desirable area of Mossley Hill, L18. Tastefully presented and enjoying generous living proportions throughout, this fabulous home will prove to make an ideal purchase for those looking to downsize within one of South Liverpool's most premier suburbs. Accessed via a well-maintained communal entrance with stairs to the upper floor, you are greeted into the home by an impressive open plan kitchen, dining and living area. Awash with natural light and finished in a neutral decor featuring attractive wood-style flooring, this room presents a welcoming space for entertaining and relaxing. The modern kitchen is complete with a range of stylish fitted base and wall units, complementary Granite work tops providing plentiful surface space, and a variety of integrated appliances. The sleeping accommodation consists of two bright and generously sized bedrooms, both impeccably presented, and adding the finishing touch to the interior of this lovely apartment is a luxurious fully tiled three-piece family bathroom suite. Externally, residents of the development can enjoy access to the neatly manicured communal gardens, and the property further benefits from a convenient allocated garage which provides secure off-road parking and additional storage space. Further benefits to the apartment include double glazing and electric heating. Please note - pets are not allowed within the development.

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



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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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.