



Allerton Road, Mossley Hill, Liverpool, L18 3JU

- Brand New Two Bedroom Top Floor Apartment
- Impeccably Finished & Bathed in Natural Light
- Open Plan Kitchen/Lounge With Two Balconies
- Contemporary Style Three-Piece Bathroom Suite
- Located in Sought-After Suburb of Mossley Hill
- Accessed Via Smart Communal Entrance & Lift
- Two Spacious & Beautifully Presented Bedrooms
- Residents Benefit From Allocated Parking Space



£249,995











Description

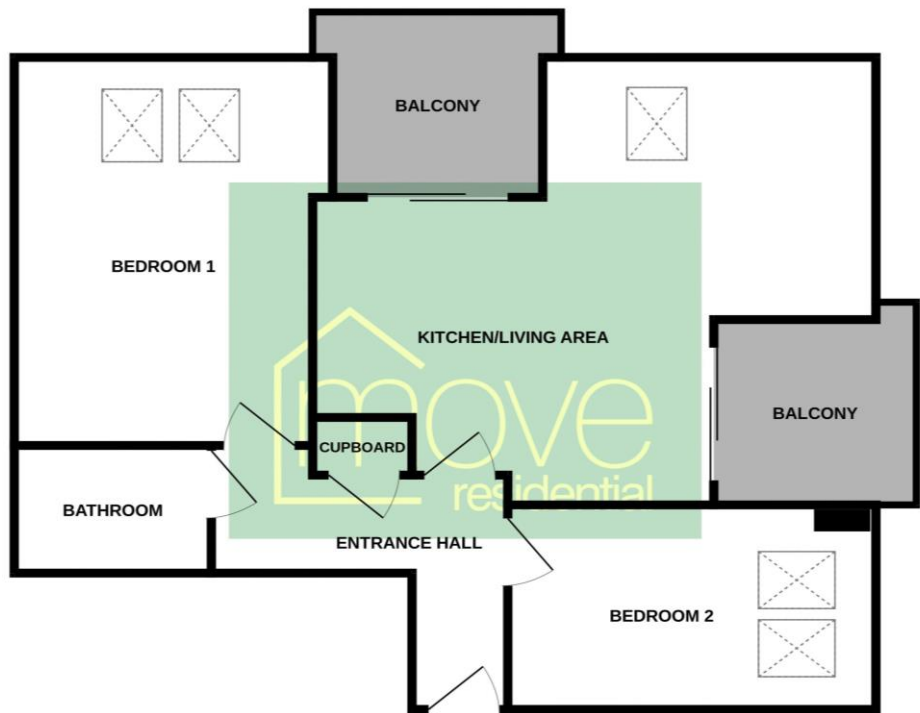
Be the first to live in this fantastic two bedroom top floor apartment! Presenting an opportunity not to be missed for first time buyers or those looking to downsize, this apartment is enviably located within a new development on Allerton Road in the sought-after suburb of Mossley Hill, L18. Showcased to the sales market by appointed agents Move Residential, this apartment is certain to make a fabulous future home for a lucky buyer, boasting immaculately presented brand new interiors throughout, with vaulted ceilings and velux windows creating a bright and airy living space. Accessed via a smart communal entrance and lift, the apartment welcomes you in with an inviting entrance hall which leads through to a sensational open plan kitchen and living area. This room is bathed in natural light and has been impeccably finished in a neutral tasteful décor featuring attractive parquet flooring, providing a stunning social space for relaxing and sharing mealtimes with family and friends. The kitchen has evidently been designed to high specifications, complete with a range of sophisticated fitted base and wall units, complementary worktops and sleek integrated appliances. Sliding doors provide access out to two separate balconies which offer ideal spots for soaking up the sun and enjoying al-fresco dining during the warmer months. Continuing through you will discover two generously sized double bedrooms, each beautifully presented featuring plush carpeting, and accompanying the sleeping accommodation is a deluxe three-piece family bathroom suite boasting stylish tiling to the walls. Externally, residents of the development further benefit from allocated off-road parking.

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

822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.