



## Parkview Gardens, Mossley Hill, Liverpool, L18 3JU

- Brand New Two Bedroom First Floor Apartment
- Well-Proportioned & Immaculately Presented
- Open Plan Kitchen & Living Area with Balcony
- Ensuite to Master & Luxurious Main Bathroom
- Located in Sought-After Suburb of Mossley Hill
- Accessed Via Smart Communal Entrance & Lift
- Two Spacious & Impeccably Finished Bedrooms
- Residents Benefit from Allocated Parking Space



£249,995













## **Description**

Be the first to live in this stunning two bedroom first floor apartment! Found within a brand new development on Allerton Road in the ever desirable area of Mossley Hill, L18, this presents an opportunity not to be missed for first time buyers or those looking to downsize. The apartment boasts immaculately presented interiors which have evidently been finished to high specification throughout. Accessed via a smart communal entrance and lift, the apartment greets you with an inviting entrance hall which leads through to a bright and airy open plan kitchen and living area. Impeccably finished featuring chic parquet style flooring, this presents a fabulous social setting for relaxing and entertaining guests. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops, and a selection of sleek integrated appliances. A sliding door provides access out to a balcony which presents an idyllic spot for soaking up the sun and enjoying al-fresco dining during the summer months. Continuing through you will find the two generously sized double bedrooms, both beautifully presented featuring plush carpeting, and flooded with natural light. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to the apartment is a stylish three-piece family bathroom suite featuring contemporary wall tiles. Externally, residents of the development further benefit from allocated off-road parking.

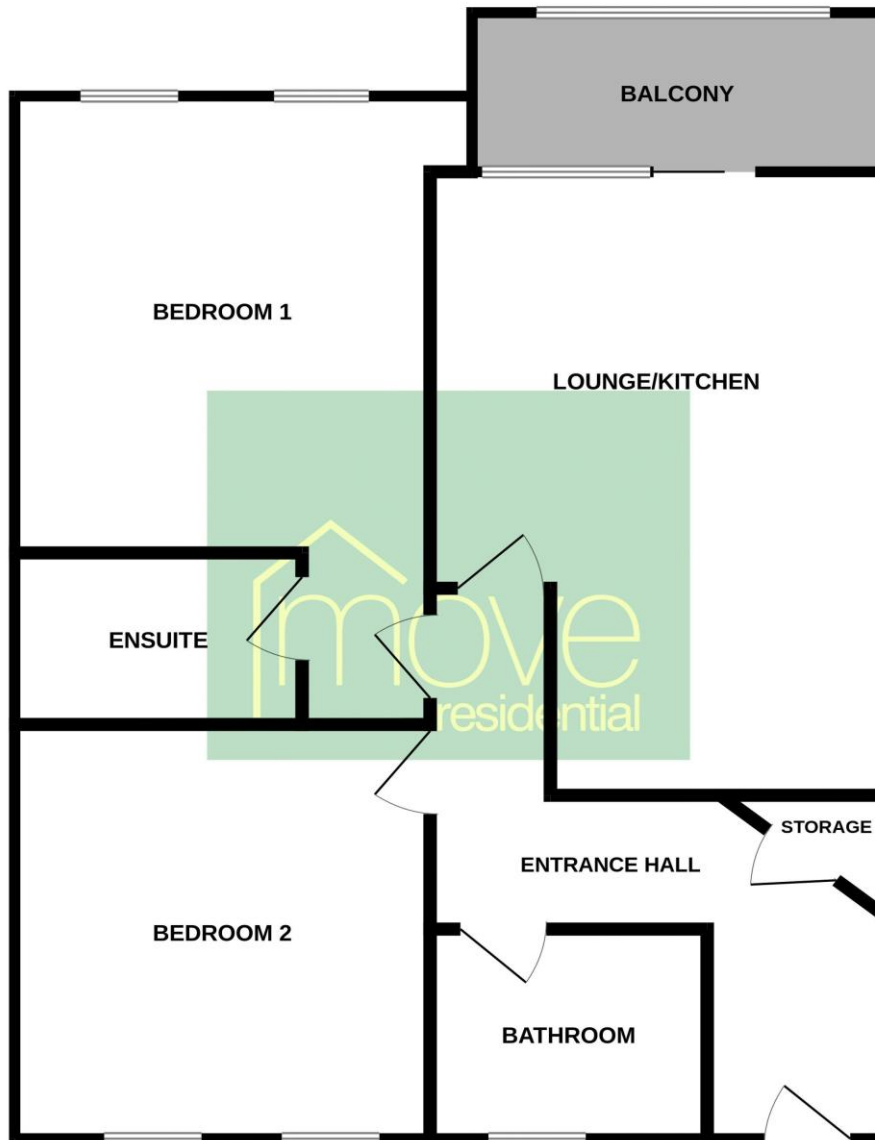
## **Location**

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 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

757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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             | 85 B    | 85 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.