



Croxteth Road, Princes Park, Liverpool L8 3SQ

- Brand New Two Bedroom Ground Floor Apartment
- Re-Furnished to Highest Specifications Throughout
- Striking Modern Kitchen Diner with Bi-Fold Doors
- Private Lawned Rear Garden with Flagged Patio
- Located in Desirable & Leafy Suburb of Sefton Park
- Entrance Hall & Impeccably Finished Sitting Room
- Two Generous & Beautifully Presented Bedrooms
- Residents Access to Communal Off-Road Parking

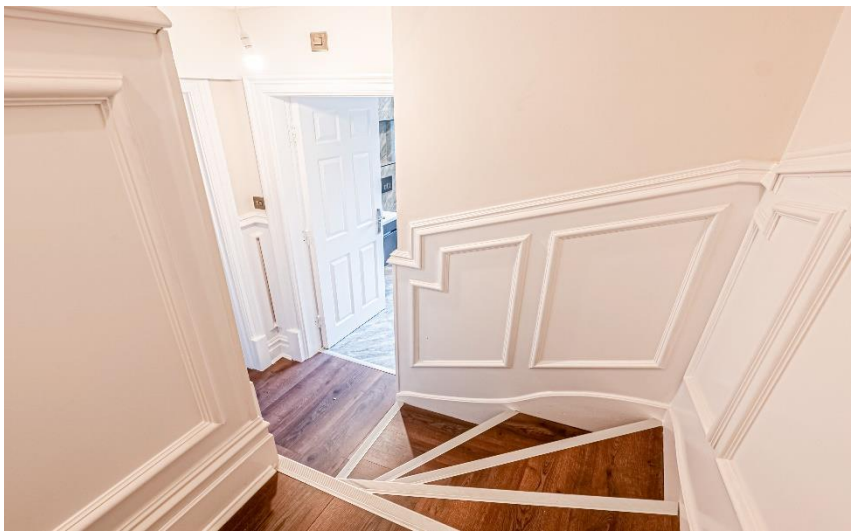
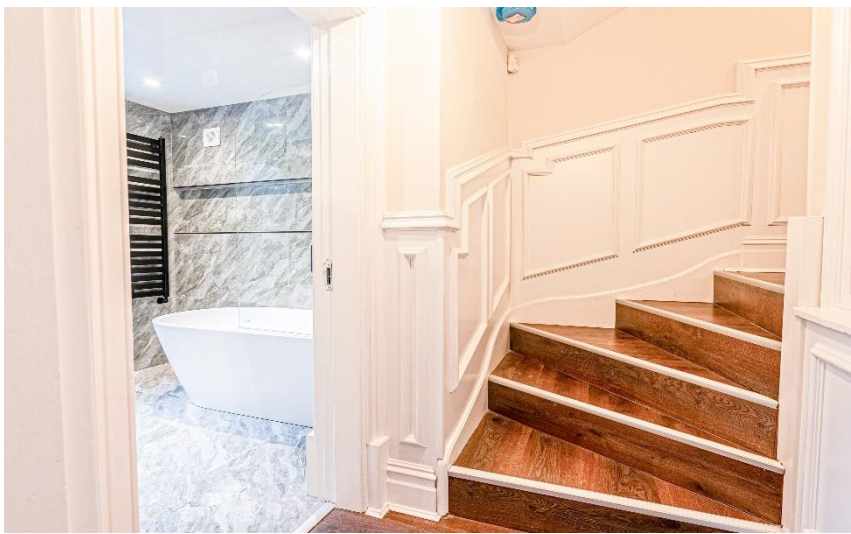


£250,000



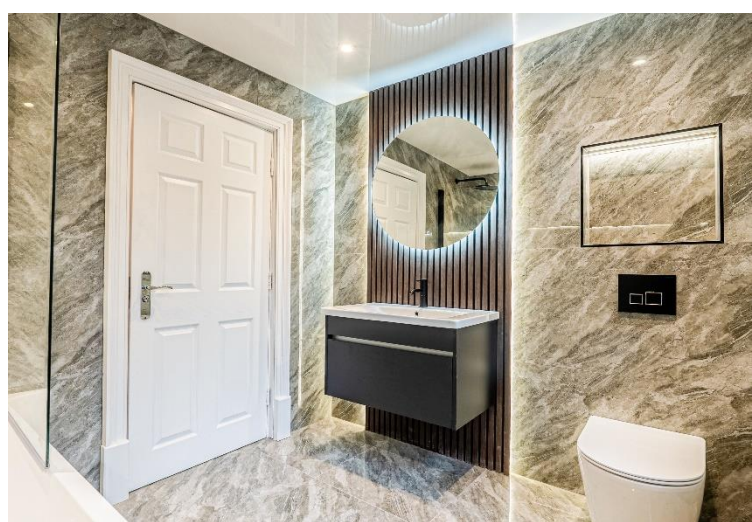














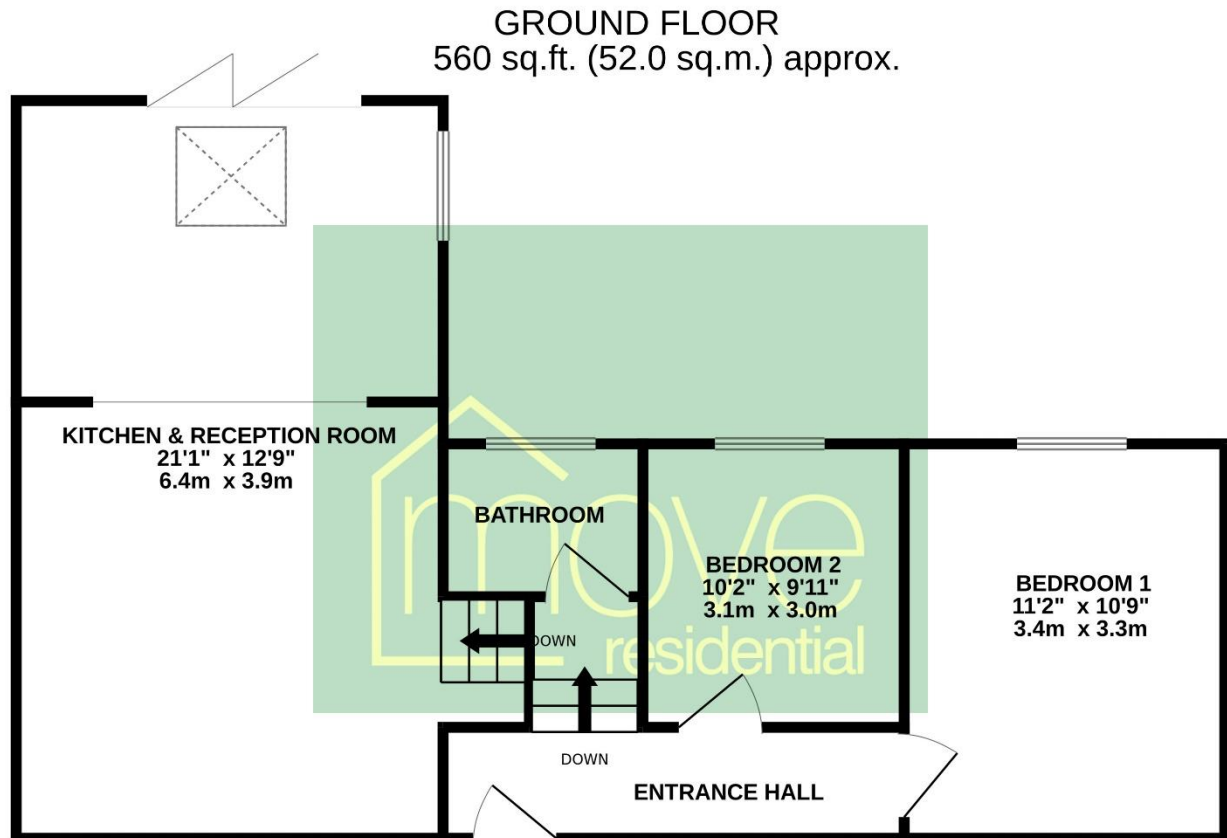
Description

A brand new luxury two bedroom apartment proudly showcased to the sales market by appointed agents Move Residential. This fully re-furnished property offers generous living proportions finished to top specifications throughout, promising to make an exceptional future home for a very lucky buyer. Accessed via a smart communal entrance, you are greeted into the apartment itself by an inviting hallway which leads through to the sleeping accommodation consisting of two well-proportioned and beautifully presented bedrooms, each enjoying plush carpeting and sash windows illuminating the space in daylight. As you descend the stairs you will discover a luxurious three-piece family bathroom suite, featuring chic wood wall panels which perfectly complement the marble pattern tiles. Continuing down the stairs you are guided into a beautifully presented reception room finished in a tasteful neutral décor featuring attractive wood style flooring. This flows seamlessly into a sensational kitchen diner which boasts bi-fold doors providing views and access out to the rear garden, and a skylight above flooding the room with natural light. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops, and a selection of integrated appliances. With ample room to accommodate a dining table, this presents a fabulous social space for enjoying mealtimes and entertaining guests. A highlight of this spectacular apartment is the private garden which consists of a neatly maintained lawn and a smartly flagged patio area, presenting a serene spot for enjoying al-fresco dining and entertaining during the summer months. Further benefits include communal off-road parking.

Location

Princes Park is a lush and vibrant suburb located in the L8 area of Liverpool. It is one of the most popular neighbourhoods in the city, offering a tranquil and picturesque setting whilst still being conveniently close to the city centre. The area is characterized by its tree-lined streets, Victorian homes, and excellent community amenities. The area is home to some of Liverpool's most beautiful parks, with its eponymous park being a particular highlight. Princes Park features picturesque lakes, ornate gardens, and a popular running track, making it an excellent place for outdoor activities or relaxing strolls. There are also numerous trendy cafes, restaurants, and bars in the vicinity, offering a diverse choice of cuisine and social activities. Local amenities include supermarkets, good schools, a large hospital and good transport links, including buses and trains to the city centre.

Floor Plan



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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		
69-80	C	76 C	76 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.