



Park Avenue, Mossley Hill, Liverpool, L18 8EU

- Delightful Two Bedroom Ground Floor Apartment
- Communal Entrance With Secure Intercom Access
- Entrance Hall, Reception Room & Modern Kitchen
- Ensuite to Master & Contemporary Bathroom Suite
- Situated In A Popular Development in Mossley Hill
- Generously Proportioned & Beautifully Presented
- Two Bright & Substantially Sized Double Bedrooms
- Allocated Parking & Access to Communal Grounds



£195,000







Description

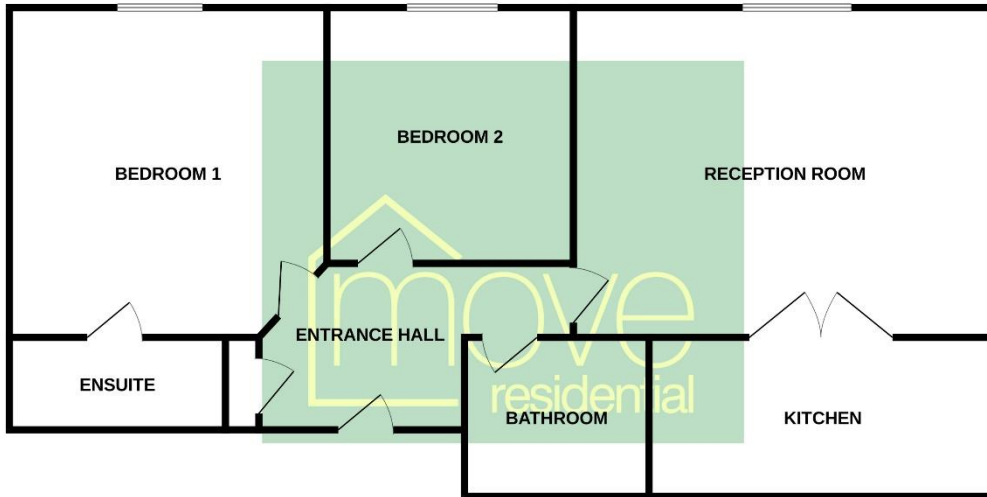
Move Residential are delighted to offer for sale this well appointed two bedroom ground floor apartment, ideally located within the desirable Grosvenor Court development on Park Avenue, in the sought-after suburb of Mossley Hill, L18. The property is exceptionally well presented and enjoys generous living proportions throughout, promising to make a fantastic future home for a very lucky buyer. Accessed via a well-maintained communal entrance point with stairs to the upper floors and secure intercom access, you are greeted into the property by a welcoming entrance hall. From the hallway, you are guided into a bright and spacious reception room which is finished in a tasteful neutral decor featuring plush carpeting. The kitchen area is modern and complete with a range of stylish fitted wall and base units, an integrated hob and oven and plentiful work surface space. The bedroom accommodation consists of two generously sized double bedrooms, - one of which benefits from private en suite facilities, and the other - custom built fitted wardrobes. Adding the finishing touch to the interior of this lovely apartment is a contemporary style family bathroom suite. Residents of the development benefit from allocated parking and access to the delightful communal grounds.

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

GROUND FLOOR



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	81 B	81 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.