



Lyndhurst Road, Mossley Hill, Liverpool, L18 8AX

- Executive Two Bedroom Ground Floor Apartment
- Finished To An Exceptional Standard Throughout
- Two Generously Proportioned Double Bedrooms
- Private Garden & Access To Communal Grounds
- Located Within A Desirable Gated Development
- Entrance Hall, Reception Room & Fitted Kitchen
- Ensuite To Master & Luxury Four-Piece Bathroom
- Residents Benefit From Allocated Parking Space



£525,000



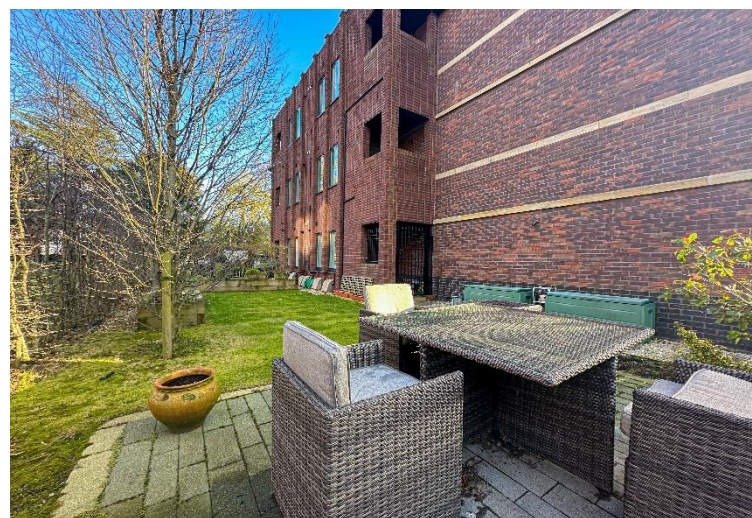












Description

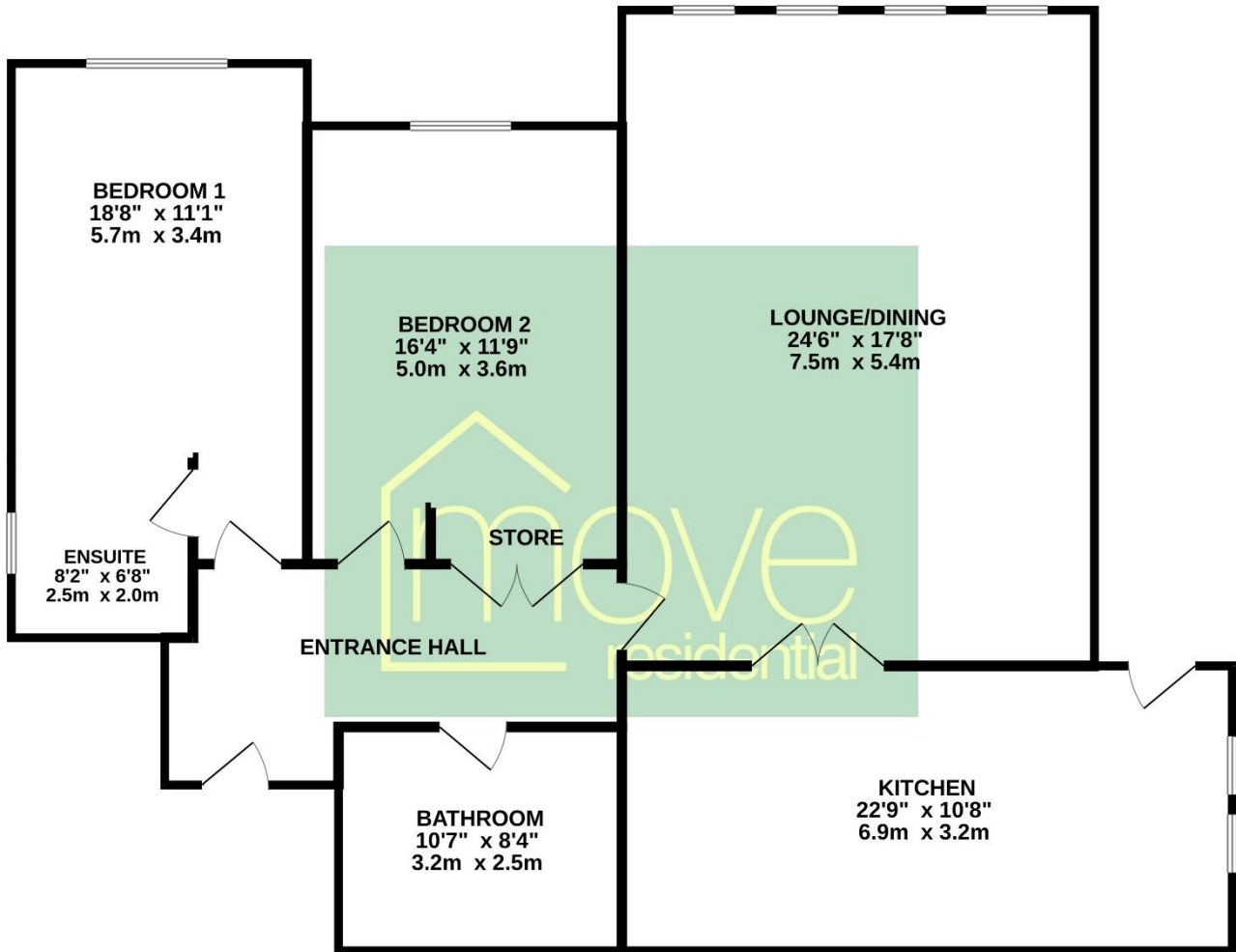
Move Residential are proud to present this rare opportunity within the sales market to purchase an executive two bedroom apartment within this highly coveted gated development, found in the ever desirable suburb of Mossley Hill, L18. Located on the ground floor, this modern apartment boasts spacious and immaculately presented interiors throughout, promising to make a wonderful home for those looking to downsize in one of South Liverpool's most sought-after locations. Accessed via a well-maintained communal entrance, the apartment itself welcomes you in with an inviting entrance hall leading through to an expansive reception room, which comfortably accommodates both a sitting and dining area. Awash with natural light courtesy of tall windows and finished in a neutral tasteful décor with attractive wood style flooring, this presents both a tranquil space to relax and unwind, and a fabulous social setting for enjoying mealtimes and entertaining family and friends. French doors from the lounge provide seamless access to the modern kitchen which has evidently been designed to the very highest specifications, complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. There is a selection of Miele appliances, along with a Bosch washing machine and dryer, and the added bonus of a boiling water tap. The spectacular centre island incorporates a breakfast bar which provides the perfect spot for more casual dining. The exceptional quality continues through to the sleeping accommodation which consists of two bright and generously sized double bedrooms, each finished to an impeccable standard featuring plush carpeting. The master further enjoys stylish fitted wardrobes and the added luxury of a deluxe ensuite shower room. Adding the finishing touch to the interior of this exceptional apartment is a luxurious four-piece family bathroom suite featuring a free-standing bathtub and a walk-in shower unit. Further benefits to the property include the added comfort of an underfloor heating system, triple glazed windows, and high-quality oak wood doors and flooring throughout. Externally, the apartment is enhanced by its own private outdoor area which offers an idyllic spot for enjoying al-fresco dining and soaking up the sun during the warmer months. Residents can also enjoy access to the neatly manicured communal grounds, and benefit from an allocated parking space.

Location

Mossley Hill 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, with Liverpool College close by and 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
1293 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.2 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	86 B	86 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.