



Acorn Court, Toxteth, Liverpool, L8 5TA

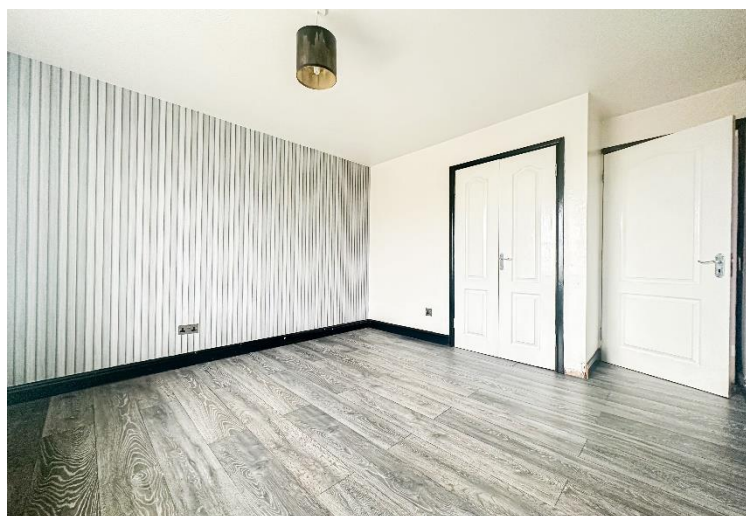
- Two Bedroom Top Floor Apartment
- Bursting With Potential Throughout
- Bright Spacious Lounge & Kitchen
- Contemporary Style Shower Room
- Located In Popular Area Of Toxteth
- Generously Sized & Well Presented
- Two Well-Proportioned Bedrooms
- Allocated Parking Space Available



£110,000









Description

Located within a delightful development in the popular residential area of Toxteth, L8, is this promising two bedroom top floor apartment, welcomed to the sales market by appointed agents Move Residential. Offering spacious and well-maintained living proportions which are bursting with potential throughout, this promises to make a wonderful future home for a lucky buyer. The apartment comprises in brief of a bright and spacious reception room which boasts a feature fireplace and wood style flooring, a sizable fitted kitchen, along with two substantial bedrooms, and a contemporary style shower room. Externally, residents further benefit from allocated parking and access to the communal gardens.

Location

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

EPC Summary

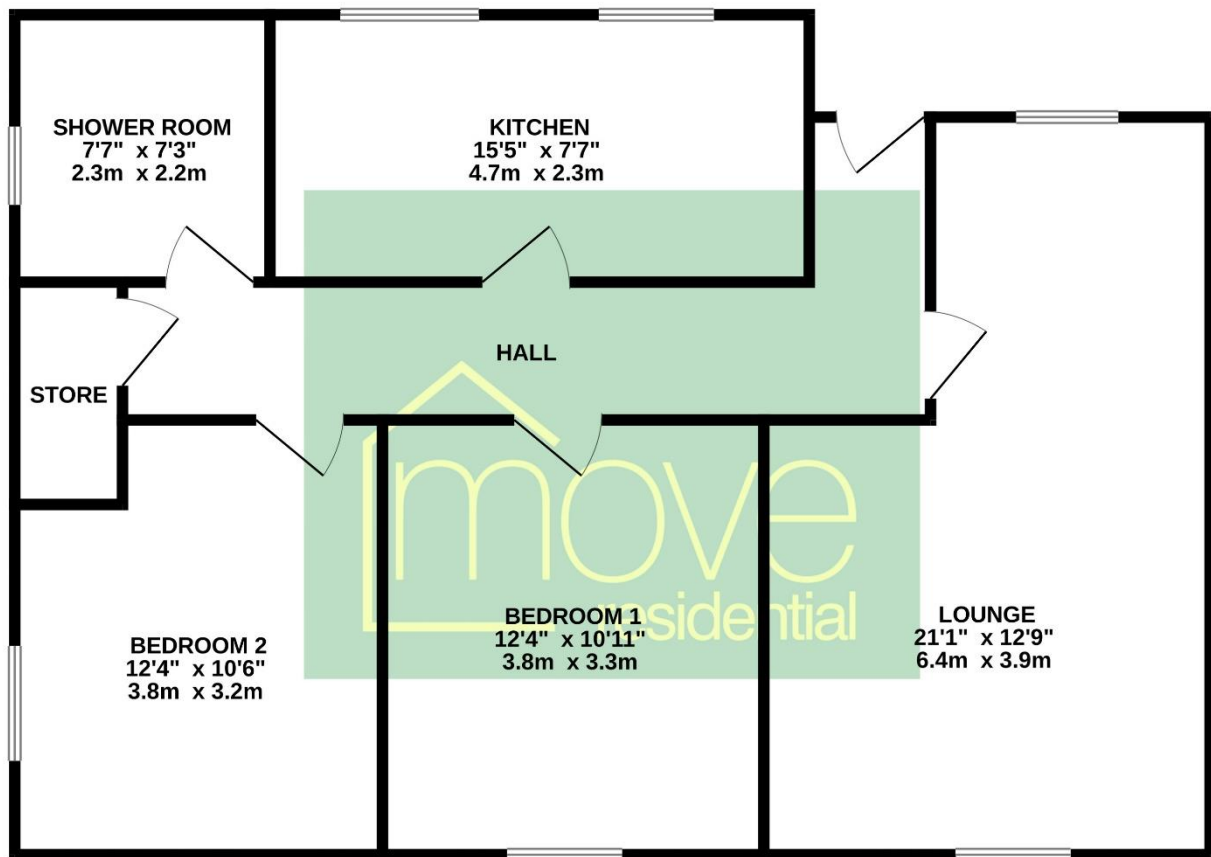
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.

Floor Plan

785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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