



Eton Court, Calderstones, Liverpool, L18 3HG

- Stunning One Bedroom Ground Floor Apartment
- No Onward Chain - Perfect For First Time Buyers
- Spacious & Beautifully Finished Reception Room
- Contemporary Bathroom Suite & Separate WC
- Prime Location In Coveted Area Of Calderstones
- Modern & Immaculately Presented Throughout
- Bright & Well-Proportioned Double Bedroom
- Well-Maintained Communal Grounds & Garage

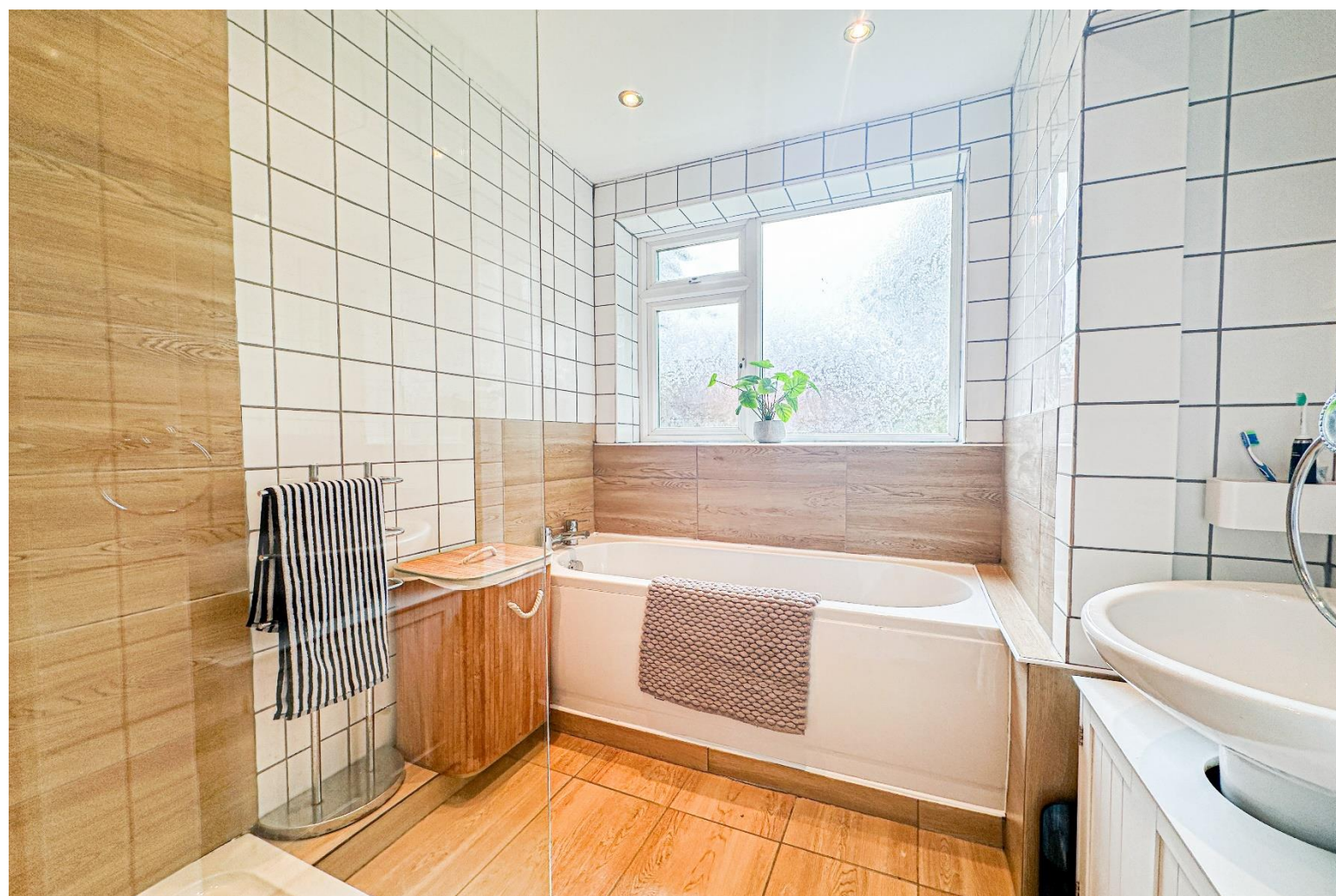


Offers in Excess of £170,000









Description

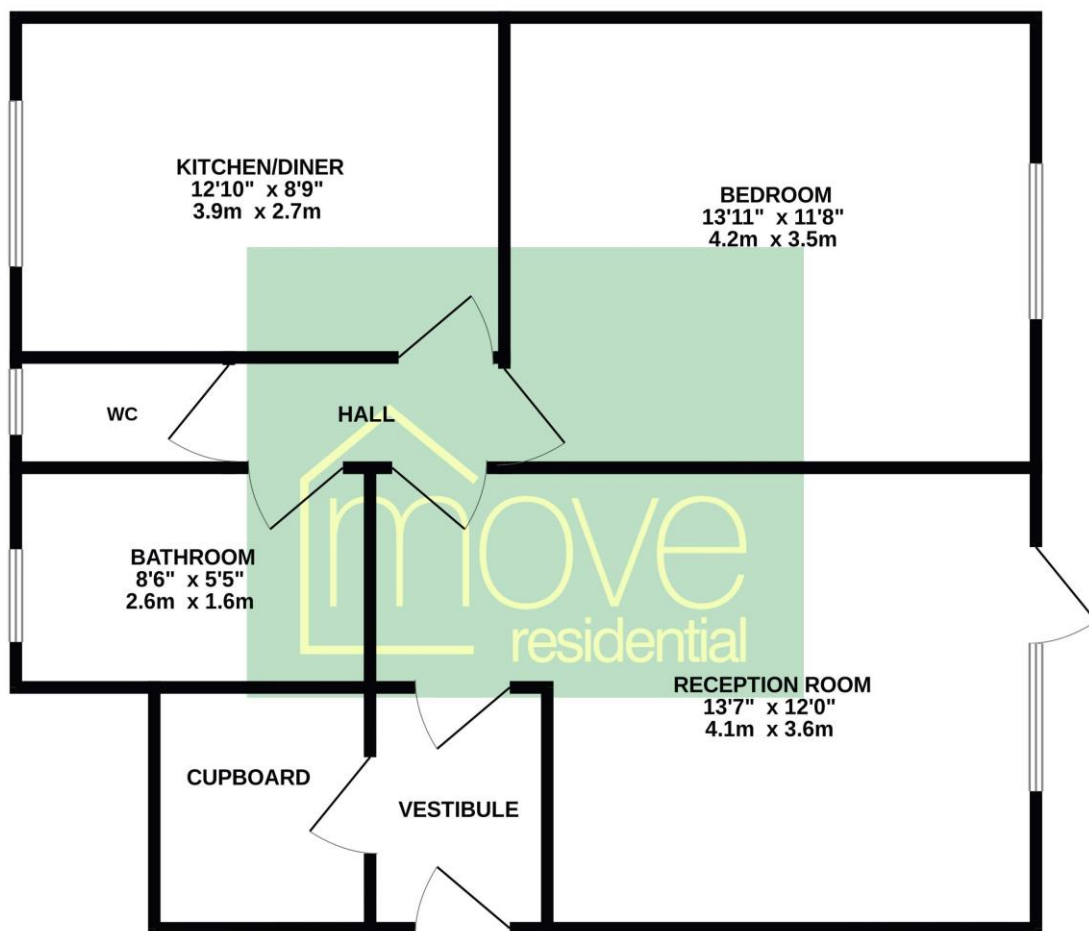
Move Residential are delighted to offer for sale this stunning one bedroom ground floor apartment, enjoying an enviable location in the highly prestigious area of Calderstones, L18. Available with no onward chain, this property offers spacious and impeccably presented accommodation throughout, promising to make an ideal purchase for first time buyers or those looking to downsize. Following through the vestibule entrance, you are guided into an immaculately presented reception room, boasting attractive wood style flooring and chic wall panelling. Enjoying views and direct access out to the communal grounds, this presents a tranquil and stylish space to relax and unwind. Continuing through you will find a modern kitchen diner complete with a range of fitted base and wall units, and plentiful worktop space, followed by the sleeping accommodation consisting of a beautifully finished and generously sized double bedroom. There is a luxurious contemporary style bathroom suite, featuring a shower unit and bathtub, and completing the interior of this wonderful apartment is a convenient separate WC. Externally, the property further benefits from access to the charming communal grounds as well as a garage for secure parking.

Location

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667sq.ft. (62.0 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		73 C
55-68	D	65 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.