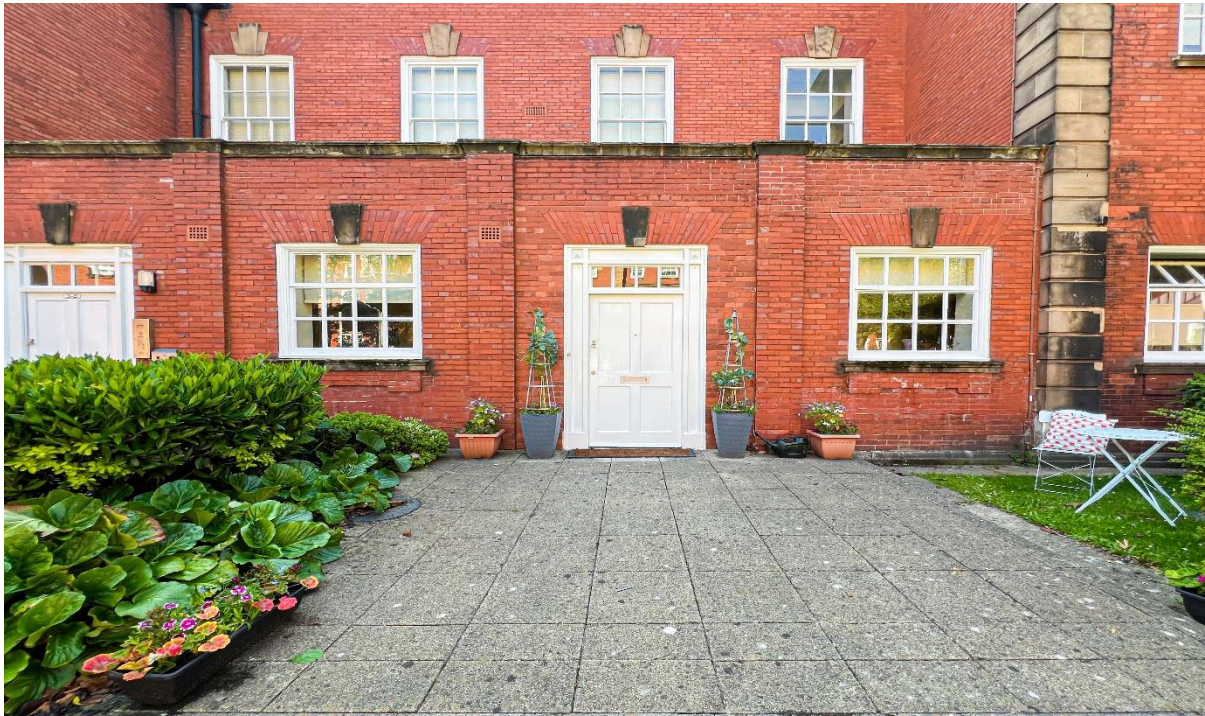




Springhill Court, Wavertree, Liverpool, L15 9EJ

- Two Bedroom Ground Floor Apartment
- Bright & Well-Maintained Throughout
- Hall, Fitted Kitchen & Reception Room
- Contemporary Style Family Bathroom
- Situated In Sought-After Development
- Ideal For Those Looking To Downsize
- Two Large & Well-Presented Bedrooms
- Private Garden Area & Allocated Parking



Offers in Excess of £187,000











Description

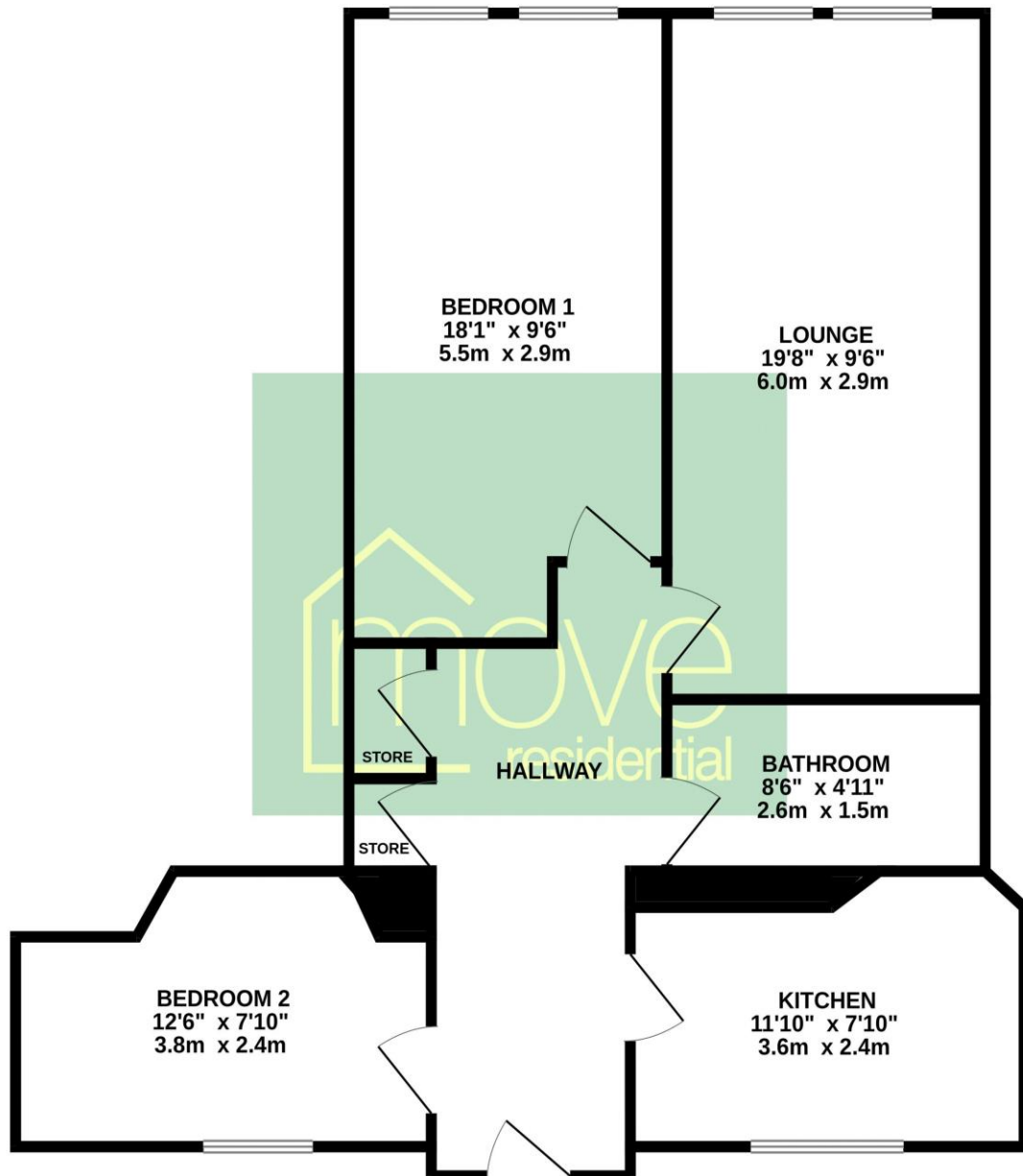
Move Residential are thrilled to present to the sales market this delightful two bedroom ground floor apartment, located within Springhill Court, a desirable development which forms part of The Blue Coat School conversion, in the highly favoured residential area of Wavertree, L15. Offering spacious and beautifully maintained accommodation throughout, this promises to make an ideal purchase for first time buyers, investors, and those looking to downsize. Boasting its own private entrance from the garden, you are greeted into the apartment by an inviting hallway which leads through to a sizable kitchen complete with a range of modern fitted base and wall units and plentiful worktop space. This is followed by a bright and generous reception room which comfortably accommodates both a sitting and dining area. Finished in a tasteful neutral décor and flooded with natural light courtesy of tall windows which offer scenic views across the park, this presents a welcoming space to relax and enjoy mealtimes. The sleeping accommodation consists of two well-proportioned bedrooms, each finished to an excellent standard featuring plush carpeting throughout, with the master also enjoying picturesque park views, and concluding the interior of this lovely apartment is a contemporary style three-piece family bathroom suite. Externally, the property benefits from exclusive use of a charming garden and seating area as well as an allocated parking space, whilst residents further benefit from access to the neatly manicured communal grounds.

Location

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of South Liverpool, the M62 and John Lennon Airport are also easily reached.

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		
69-80	C		78 C
55-68	D	58 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.