



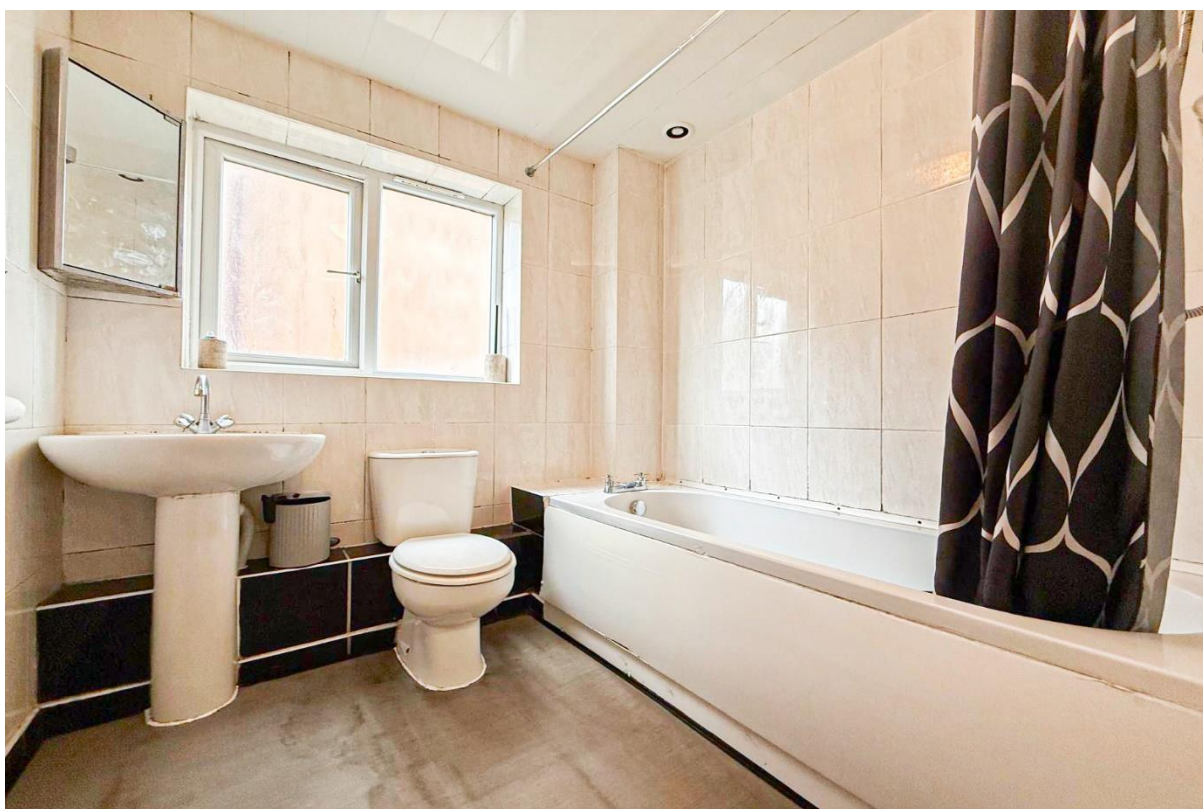
Minster Court, Liverpool, Liverpool, L7 3QH

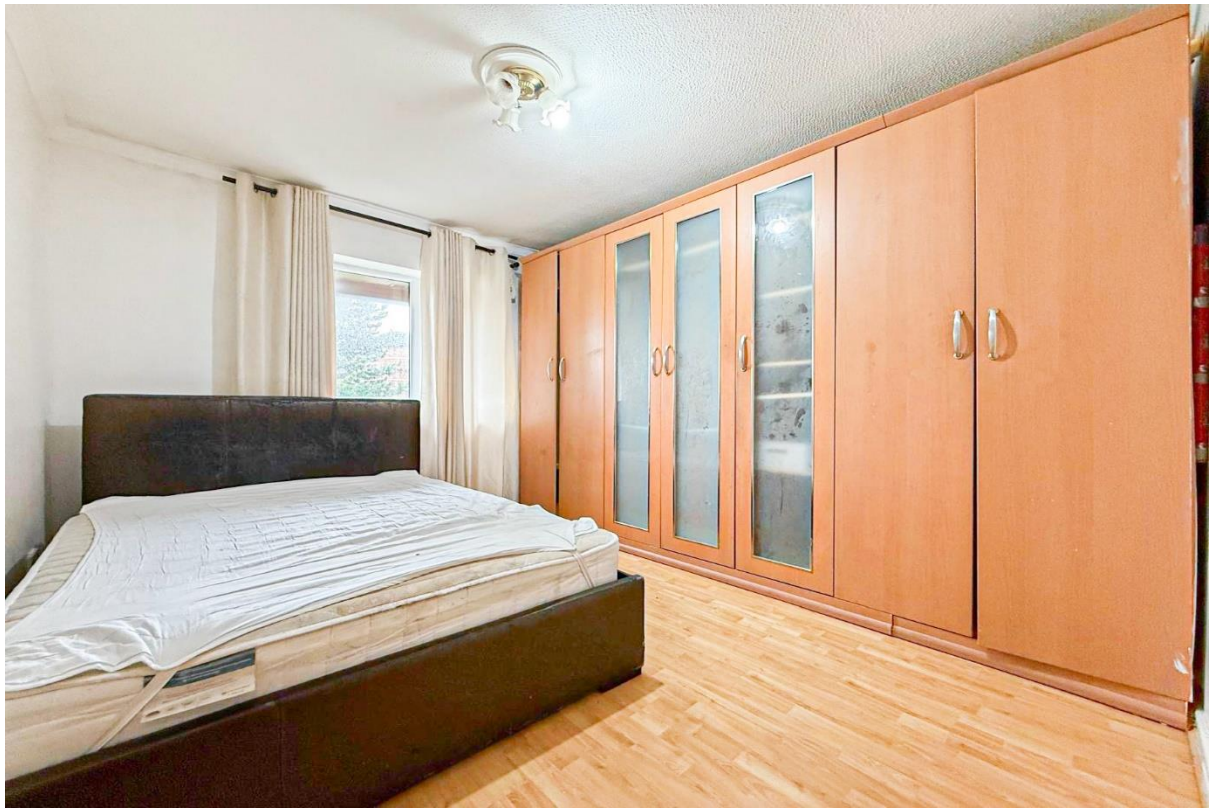
- Two Bedroom Second Floor Apartment
- Ideal For First Time Buyers / Investors
- Spacious Living Room & Fitted Kitchen
- Contemporary Family Bathroom Suite
- Located In Close Proximity To City Centre
- Bright & Well-Proportioned Throughout
- Two Large & Well-Presented Bedrooms
- Further Benefits From Off-Road Parking



£118,500







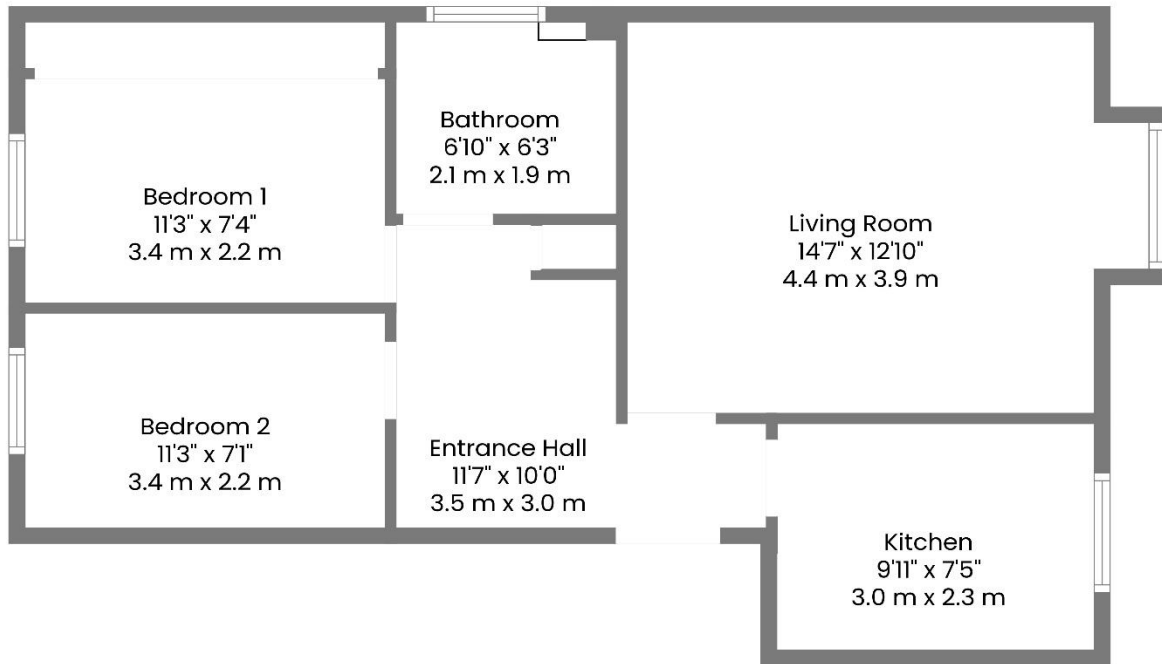
Description

Move Residential are thrilled to present to the sales market this delightful two bedroom second floor apartment located within Minster Court on the outskirts of the city centre in the L7 area. Well-proportioned throughout and conveniently situated in close proximity to both universities and the Royal Liverpool Hospital, this property is certain to appeal to investors and first time buyers alike. An entrance hall greets you into the apartment, leading through to a bright and spacious reception room which boasts a wood style flooring, followed by a modern kitchen complete with a range of fitted base wall units. The sleeping accommodation consists of two well-proportioned bedrooms, and concluding the interior is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from off-road parking.

Location

Edge hill is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Floor Plan



TOTAL: 594 sq. ft, 55 m²
 FLOOR 1: 594 sq. ft, 55 m²
 EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, 1 m²
 WALLS: 54 sq. ft, 5 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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.