



Elmswood Court, Mossley Hill, Liverpool, L18 8DJ

- Immaculate Two Bedroom Ground Floor Apartment
- Re-Furnished To Impeccable Standard Throughout
- Modern Kitchen Complete With Stylish Fitted Units
- Contemporary Style Three-Piece Family Bathroom
- Envious Location In Desirable Area Of Mossley Hill
- Entrance Hall & Beautifully Presented Living Room
- Two Bright & Generously Proportioned Bedrooms
- Access To Charming Communal Gardens & Parking



Offers in Excess of £200,000







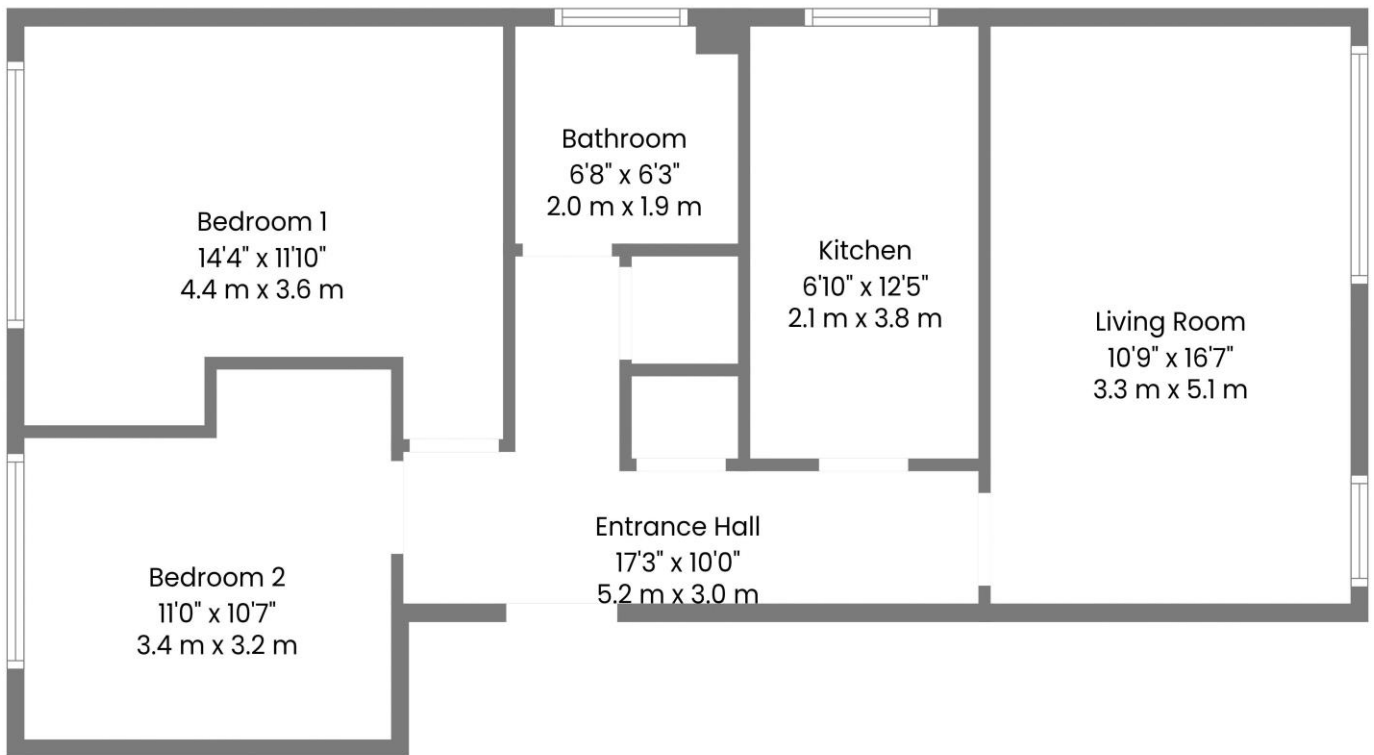
Description

Found within a sought-after development on Palmerston Road in the highly desirable area of Mossley Hill, L18, is this immaculate two bedroom ground floor apartment, proudly presented to the sales market by appointed agents Move Residential. Fully re-furnished to a high standard throughout, this well-proportioned and impeccably presented property promises to make a wonderful future home for those looking to downsize in one of South Liverpool's most favored locations. Accessed via a well-maintained communal entrance with secure intercom access, you are greeted into the apartment itself by an inviting entrance hall, leading through to a spacious reception room. Awash with natural light and beautifully finished in a tasteful neutral décor featuring attractive wood style flooring, this presents a welcoming space for relaxing and entertaining. This is followed by a modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a breakfast bar offering the ideal spot for casual dining. The sleeping accommodation consists of two bright and generously sized double bedrooms, each finished to an excellent standard, and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Residents of the development further benefit from access to the delightful communal gardens and off-road parking.

Location

This 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, ideal for family days out, dog walking, and outdoor activities, and close by in L17 are Sefton and Greenbank Parks, along with Otterspool promenade and the beautiful riverside. 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 Tesco Express and Co-op convenience stores in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Heron Eccles Football Academy and Aigburth Cricket Club. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School, and there is a music academy and top-rated tuition centres just a stone's throw away. 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



TOTAL: 701 sq. ft, 65 m2

FLOOR 1: 701 sq. ft, 65 m2

EXCLUDED AREAS: WALLS: 62 sq. ft, 6 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	73 C	76 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.