



Verdala Park, Calderstones, Liverpool, L18 3LD

- Charming Two Bedroom First Floor Apartment
- Ideal Purchase For Those Looking To Downsize
- Hall, Reception Room & Newly Fitted Kitchen
- Newly Installed Modern Family Shower Room
- Located In The Desirable Area Of Calderstones
- Spacious & Beautifully Presented Throughout
- Two Bright & Substantial Double Bedrooms
- Benefits From Garage & Communal Grounds



£200,000











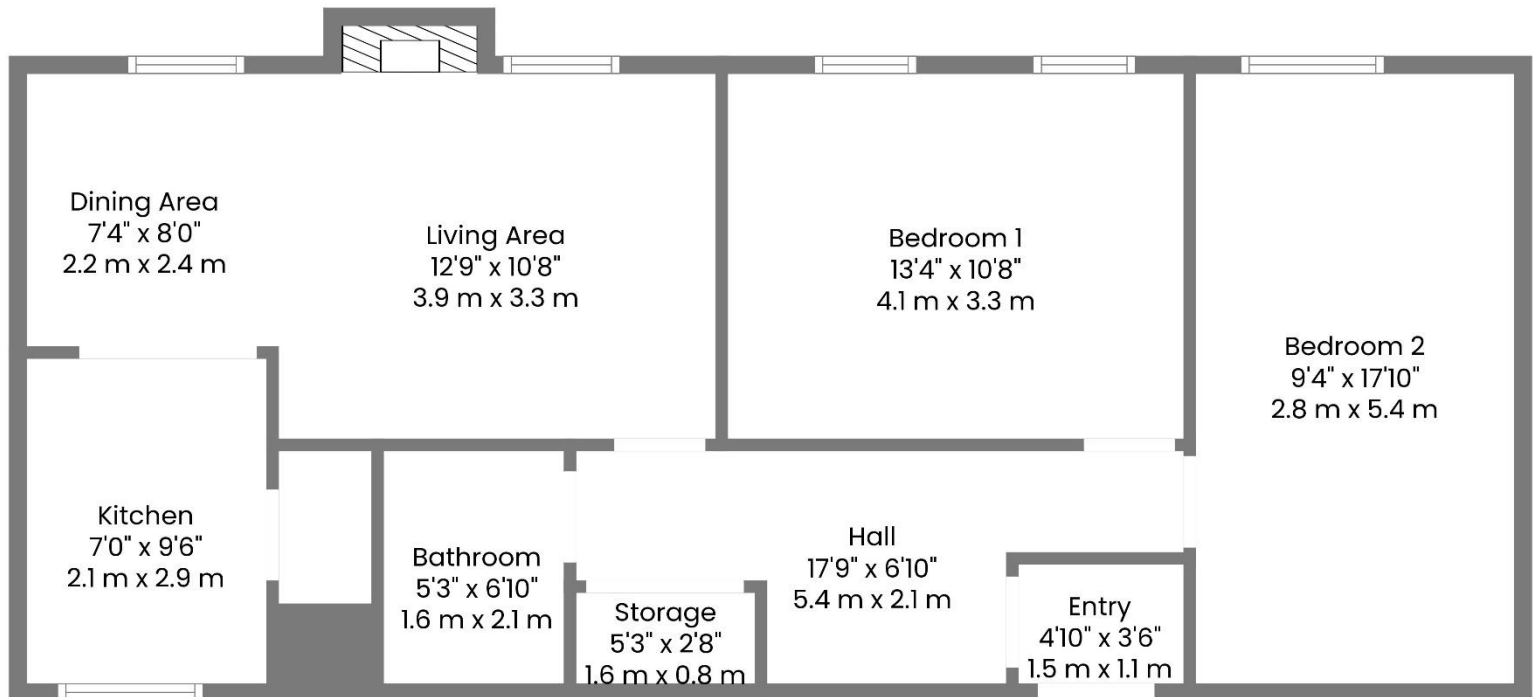
Description

Found within Verdala Park, a desirable development in the highly coveted area of Calderstones, L18, is this charming two bedroom first floor apartment, introduced to the sales market courtesy of appointed agents Move Residential. Well-proportioned and beautifully presented throughout, this property promises to make an ideal purchase for those looking to downsize, situated just a stones throw from the scenic Calderstones Park. Accessed via a well-maintained communal entrance and stairs to the upper floors, you are greeted into the apartment itself by an inviting entrance hall, leading through to a spacious reception room which comfortably accommodates both a sitting and dining area. Enjoying floor to ceiling windows which flood the space with natural light, and finished in a tasteful décor featuring an eye-catching fireplace, this presents a welcoming setting for relaxing and entertaining guests. Following this is a newly fitted kitchen complete with a range of modern base and wall units and complementary worktops. The sleeping accommodation consists of two generously sized double bedrooms, each impeccably presented featuring plush carpeting throughout, and completing the interior of this fabulous apartment is a recently installed contemporary style family shower room featuring a walk-in shower unit. Externally, the property further benefits from a garage, and residents of the development can enjoy access to the well-maintained communal gardens.

Location

Calderstones 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 with a children's playground, ornamental gardens, a lake and a café, 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



TOTAL: 764 sq. ft, 71 m2

FLOOR 1: 764 sq. ft, 71 m2

EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m2, FIREPLACE: 7 sq. ft, 1 m2

WALLS: 60 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

Awaiting Image.

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.