



**Croxteth Drive  
Liverpool, L17 3AH**

Guide Price £160,000

**GAO**  
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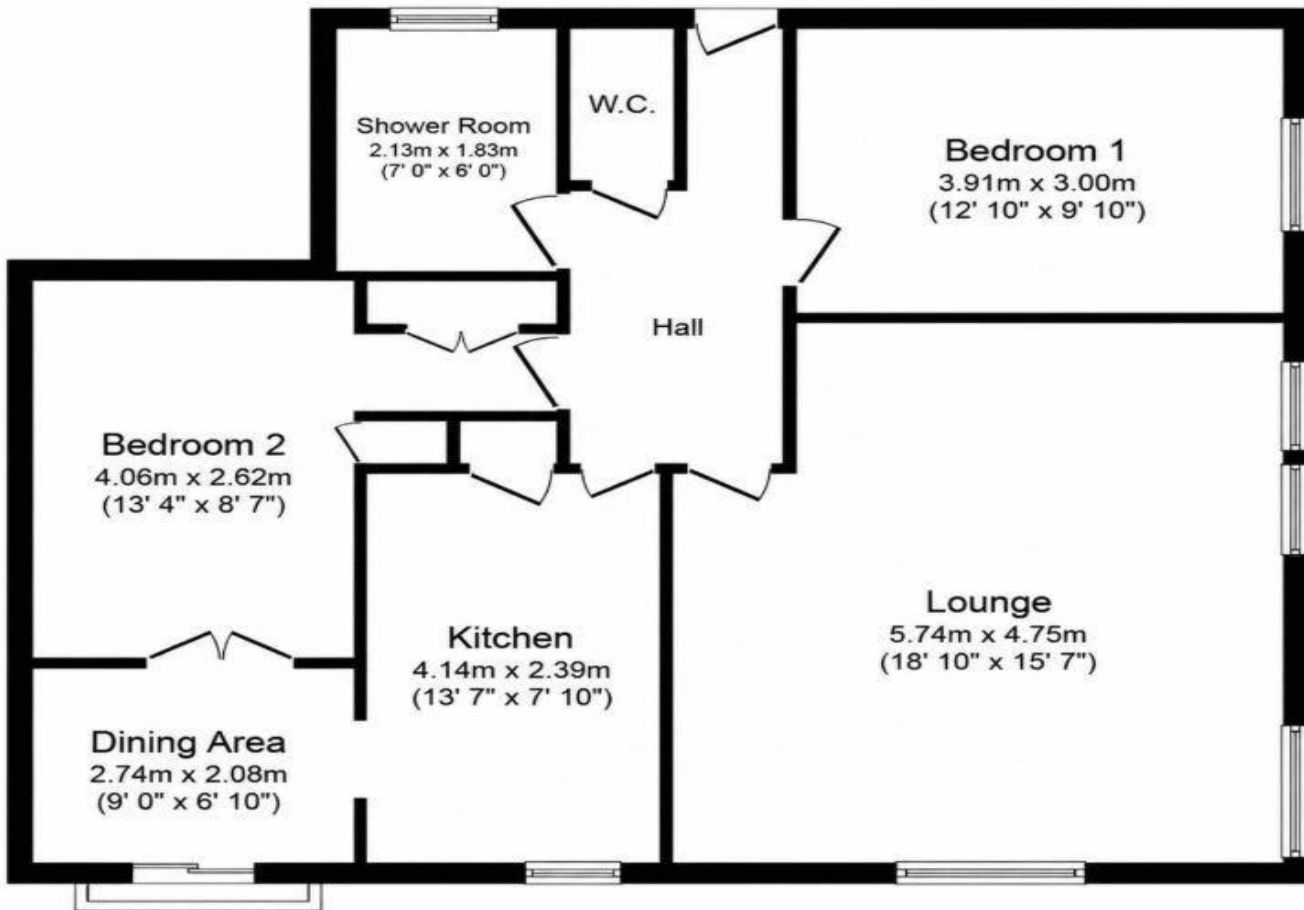
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## MAIN FEATURES:

- **Well Presented Fourth Floor Apartment Benefitting from No Onward Chain!**
  - **Fitted Kitchen Leading to the Dining Area with Juliet Balcony**
  - **Good Size Lounge**
  - **Two Double Bedrooms**
  - **Shower Room/WC**
  - **Communal Launderette & Well Maintained Communal Areas**
  - **Secure Off Road Parking**
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Buckingham House is a well-presented fourth floor apartment offering spacious and comfortable living, ideal for first-time buyers, downsizers or investors alike. Benefitting from no onward chain, this attractive property is ready for immediate occupation and enjoys secure entry, lift access and well-maintained communal areas throughout. The accommodation briefly comprises a fitted kitchen leading into the dining area with a charming Juliet balcony, creating a bright and sociable space perfect for entertaining. There is also a generously sized lounge, two well-proportioned double bedrooms, a modern shower room and a separate WC for added convenience. Residents also benefit from a communal launderette, secure off-road parking and a secure entry system for added peace of mind.

Situated on sought-after Croxteth Drive in the heart of Sefton Park, the property enjoys access to one of Liverpool's most desirable residential areas. Sefton Park itself is just moments away, offering beautiful green spaces, lakeside walks and popular cafés. The vibrant amenities of Aigburth, Lark Lane and Allerton Road are all within easy reach, with excellent transport links into Liverpool city centre and beyond. This superb apartment combines convenience, security and an enviable lifestyle location.



**Floor Plan**

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

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