

Apartment 3 13-15 Elmsley Road, Liverpool , Merseyside L18 8AY
Offers in excess of £215,000

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Bluerow Homes are pleased to welcome to the market this attractive ground floor apartment situated in a prime position in the popular residential area of Mossley Hill. Set back from the road the development is gated and offers residents parking.

The spacious dwelling offers charm and character throughout boasting large bay windows benefitting from natural light. Inside you'll find a spacious open plan living / dining and kitchen area, perfect for entertaining, two double bedrooms, En-suite shower room and additional family bathroom.

Available with no onwards chain and suitable for owner occupiers and investors.

Lease details to be verified
 999 Year lease
 Service charge £1117 per annum
 Ground rent £50 per annum
 EPC D
 Council Tax band D

Please call or email lauren@bluerowhomes.co.uk for more information or to arrange a viewing.

Communal hallway

Tiled floor, mailboxes, staircase to upper floors.

Apartment hallway

Spacious hallway leading to all rooms. Wooden floor throughout, wall radiator and intercom handset

Lounge/ Dining area

Wooden floor throughout, radiator, wood sash windows with panelled surroundings, open through to kitchen area.

Kitchen area

Fitted kitchen comprising of wall drawer and base units, 1.5 stainless steel sink with drainer and mixer tap, oven, hob and extractor, integrated dishwasher, fridge & freezer and plumbing for washing machine.

Bathroom

white suite - White panelled bath with chrome shower over, low level toilet and white wash basin, chrome heated towel rails, window, tiled walls and floor.

Bedroom one

Carpeted flooring, wall radiator and wood sash window.

Bedroom Two

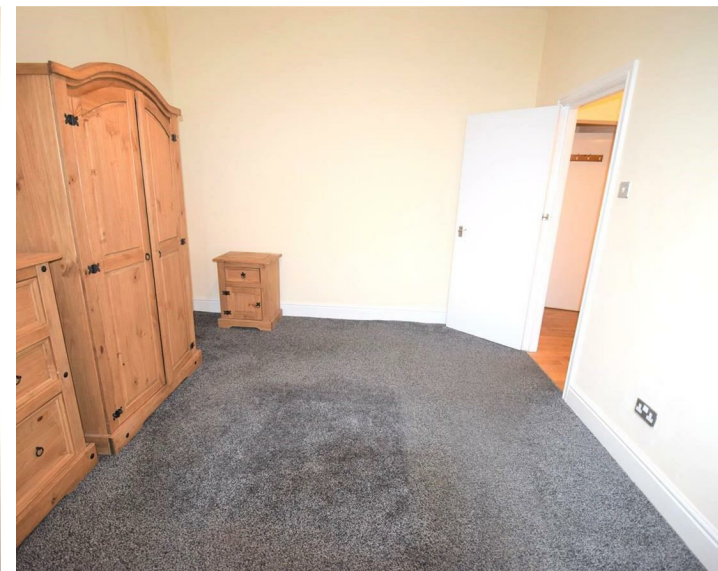
Carpeted flooring, wall radiator and wood sash window. Door to en-suite shower room

En-suite shower room

White suite comprising of shower cubicle with chrome shower fixtures, low level toilet, wash basin with chrome taps, chrome heated towel rail. Tiled walls and floor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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