

Nicholas Road
Blundellsands, L23

Leasehold
£145,000



- * TWO BEDROOM GROUND FLOOR FLAT
- * NO CHAIN
- * TWO GARAGES
- * 0.3 MILES FROM CROSBY BEACH
- * INTRUDER ALARM FITTED
- * CENTRALLY HEATED AND DOUBLE GLAZED



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

NEW!!! "ANY HOUR" Viewing Booking System - Visit <http://logicstates.co.uk/> to book and confirm your viewing online!

This purpose built, ground floor two bedroom apartment is situated in Blundellsands, Crosby, L23 and located in an excellent spot set within beautiful well maintained communal gardens within close proximity to Crosby Beach. (0.3 miles)

The property comes with two garages, easy access to the adjacent communal parking area and is fitted with an intruder alarm. Gaywood Court also benefits from being a short distance to excellent local amenities, transport links and schools.

We highly recommend arranging a prompt viewing for this property to avoid disappointment.

Accommodation comprises of:

Entrance Hall - 25'4" x 5'4"(Maximum)
 Lounge (dual aspect views) - 10'8" x 23'6"
 Kitchen - 8'5" x 11'5"
 Bathroom - 6'3" x 8'3"
 Bedroom One - 11'5" x 11'10" (9'8" to wardrobe front)
 Bedroom Two - 11'5" x 11'10" (9'8" to wardrobe front)
 Utility room - 6'3" x 3'0" (containing boiler)

To view call Logic.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.