



Apartment 4 11 Lyndhurst Road, Liverpool, Merseyside L18 8AU
Offers in excess of £280,000

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UNDER MARKET VALUE FOR QUICK SALE

Bluerow Homes are pleased to offer for a quick sale, **SOLD AS SEEN**.

This duplex apartment perfectly located in the secluded Mossley Hill conservation area, this 19th Century former merchants house has been restored with many original features having been retained with in the development. The high ceilings make the rooms feel even more spacious. There are beautiful communal gardens to rear. There is also off road parking allocated for one car.

The location allows for a tucked away lifestyle, whilst being only moments away from the popular Allerton Road and ten minutes from the city centre. There are frequent public transport links, with Mossley Hill Train Station within walking distance.

Figures to be verified

Lease length 999 year from 2005

Service charge £1782.00 Pa



Entrance
Hallway

Living
Room

Dining
Kitchen

First Floor
Bathroom

Bedroom
One

Second
Floor
Bathroom

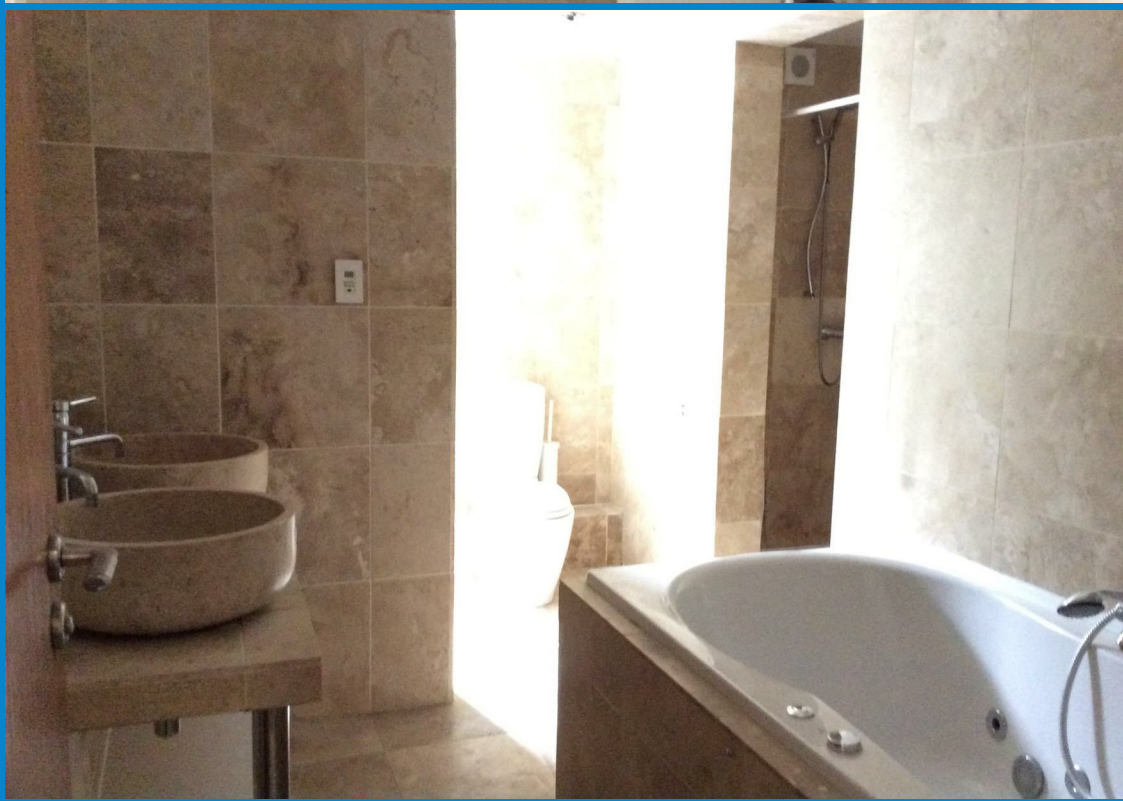
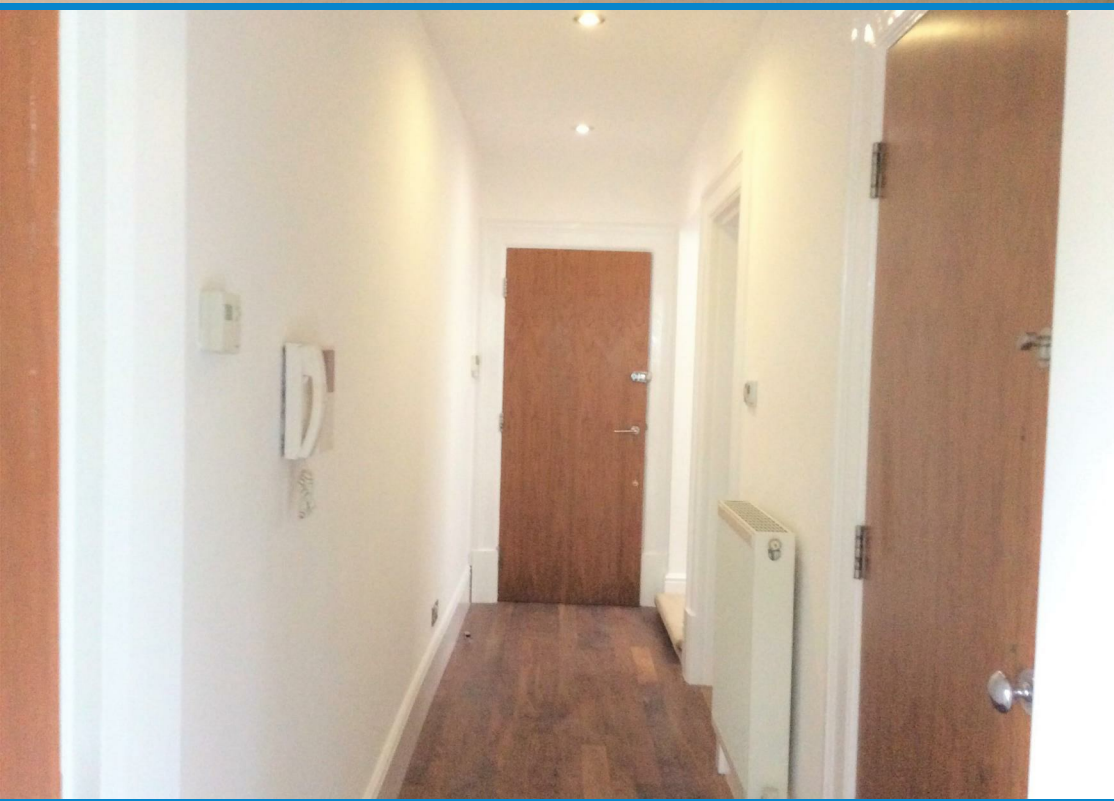
Bedroom
Two

Jack and
Jill access
dressing
closet

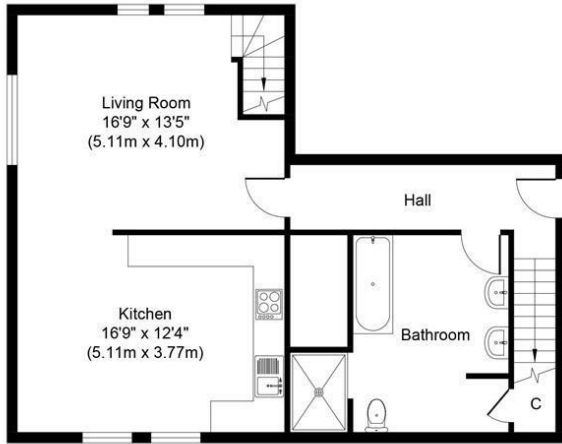
Allocated
Parking

Rear
communal
Gardens

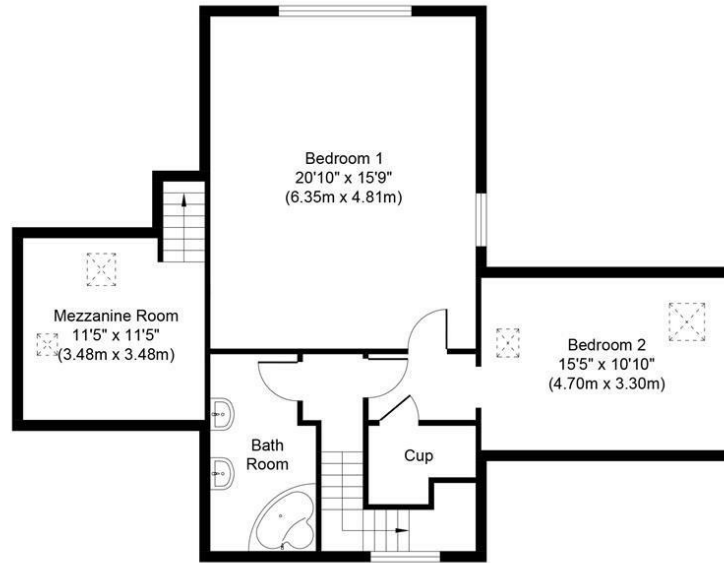








Ground Floor
Approximate Floor Area
723 sq. ft
(67.19 sq. m)

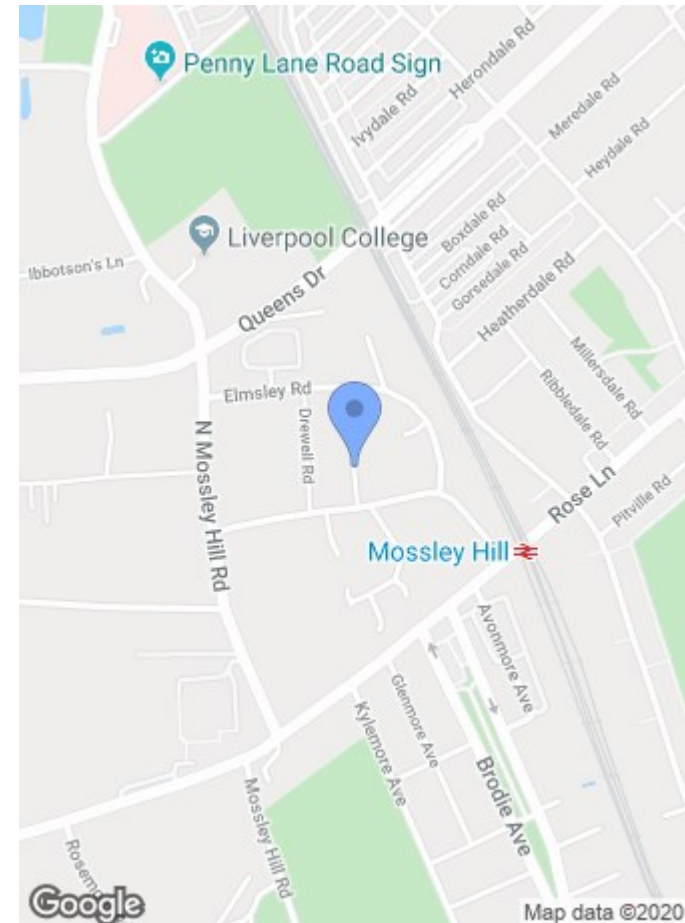


First Floor
Approximate Floor Area
873 sq. ft
(81.18 sq. m)

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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	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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