



Flat 12 The Knowles 2 Blundellsands Road West, Liverpool, L23 6AB

Offers Over £210,000

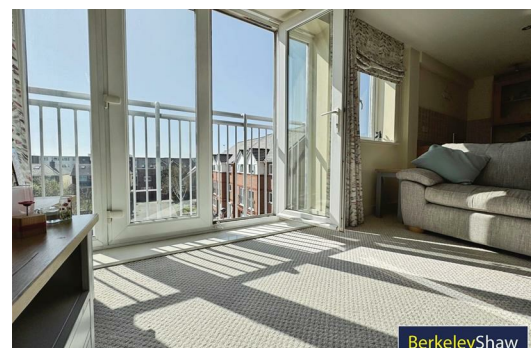
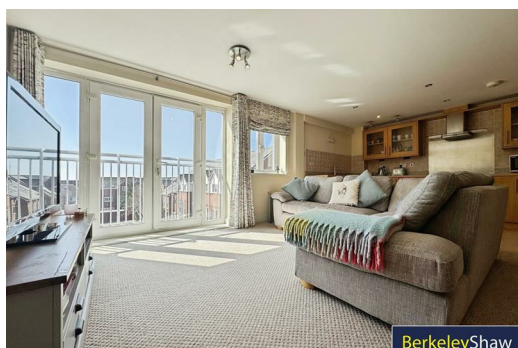
Welcome to The Knowles, a sought-after development perfectly positioned on Blundellsands Road West, just a stone's throw from the iconic Crosby Beach and Blundellsands & Crosby train station. This impressive second-floor apartment offers the ideal blend of coastal living and commuter convenience, making it a fantastic opportunity for first-time buyers, young professionals, downsizers, or investors looking to capitalise on the strong rental demand in the area.

Accessed via a secure communal entrance with intercom entry, the building offers both lift and stair access to all floors. Once inside, the apartment features a welcoming entrance hall with a handy utility cupboard, leading into a stunning open-plan kitchen, dining, and living area. Perfect for entertaining, the space boasts integrated appliances and French doors opening onto a Juliet balcony, framing beautiful views and allowing natural light to flood the room.

The master bedroom is equally impressive, with its own Juliet balcony and a sleek en-suite shower room. A second bedroom, currently used as an office and walk-in wardrobe, provides great versatility, and the accommodation is completed by a modern three-piece bathroom.

Further benefits include secure underground parking, well-maintained communal gardens, and the overall peace of mind that comes with living in a quality, professionally managed development.

This is coastal apartment living at its finest—early viewing is highly recommended!



Communal hallway

Secure access with stairs & lift to upper floors.

Hallway

Electric heater, intercom entry system & utility cupboard.

Open plan kitchen diner/living room

Double glazed window, UPVC French doors to Juliet balcony, range of wall & base units, induction hob, double electric oven, fridge freezer, dishwasher, tiled splash back stainless steel sink with drainer, extractor hood, part laminate floor, electric heaters & spotlights.

Bedroom 1

French doors to Juliet balcony & electric heater.

En-suite

Glass & chrome shower unit with folding door, WC, basin, part tiled walls & heated towel rail.

Bedroom 2

Double glazed window & electric heater.

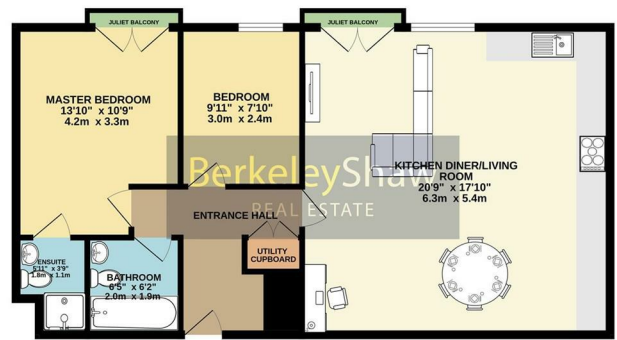
Bathroom

WC, basin, bath, part tiled walls & heated towel rail.

Additional features

Secure allocated parking, secure entry system & communal gardens.

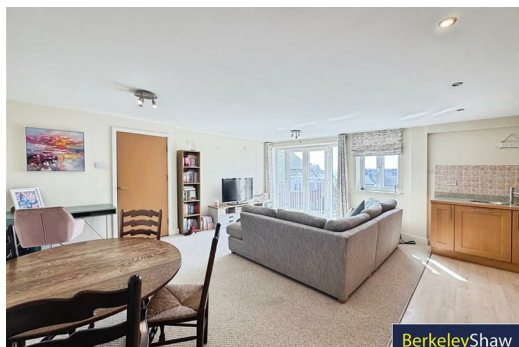
SECOND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details with the agent. The agent is not responsible for any errors or omissions. Made with Metaphor 10/2020

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	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

