

**BerkeleyShaw**

## 5 Courtenay Road, Liverpool, L22 7RH

### Offers Over £250,000

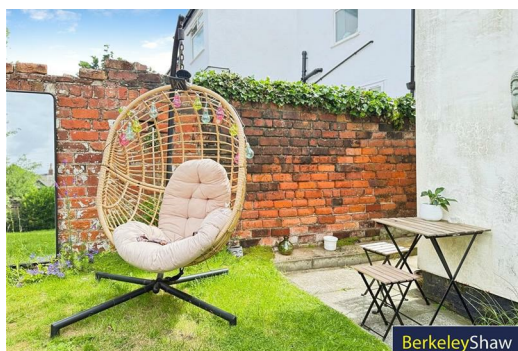
Stunning Two Bedroom Ground Floor Apartment with CHARACTER Features, BASEMENT, GARDENS & PARKING

A rare opportunity to acquire this spacious and beautifully presented two double bedroom GROUND FLOOR apartment, offering an abundance of character, generous living space, BASEMENT and a highly desirable central location close to SHOPS, the BEACH, and the TRAIN station.

Accessed via the building's original GRAND ENTRANCE and vestibule, the property immediately impresses with its high ceilings, period features, large bay windows, and bright, airy accommodation throughout. The elegant front reception room features a beautiful bay window, ornamental ceiling details, and an attractive FIREPLACE, creating a superb living and entertaining space.

A second front reception room is currently utilised as a principal bedroom and benefits from a modern en-suite wet room with shower and WC. To the rear is a further generous double bedroom enjoying pleasant views over the communal gardens. The spacious dining kitchen is well-equipped with a recently installed RANGE COOKER and offers ample space for dining, with patio doors opening directly onto the gardens. The stylish family bathroom features contemporary tiled walls and flooring, a full-size bath, and shower over.

Externally, residents enjoy attractive communal GARDENS with PATIO and lawned areas, while an allocated parking and visitor space provide added convenience. A substantial basement offers excellent storage and



# Hall

## Living Room

19'1" x 16'0" (5.83 x 4.88)

## Bedroom 1

16'2" x 15'11" (4.94 x 4.86)

## En-suite Shower

Wet room style shower and toilet with tiled walls and flooring, floating hand wash basin.

## Bedroom 2

16'0" x 13'10" (4.89 x 4.23)

## Family Bathroom

7'10" x 5'10" (2.40 x 1.80)

## Kitchen/Dining Room

13'2" x 11'3" (4.03 x 3.43)

## Basement

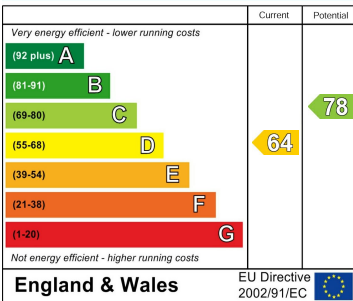
BASEMENT  
808 sq ft. (75.1 sq.m.) approx.

GROUND FLOOR  
1151 sq ft. (106.9 sq.m.) approx.

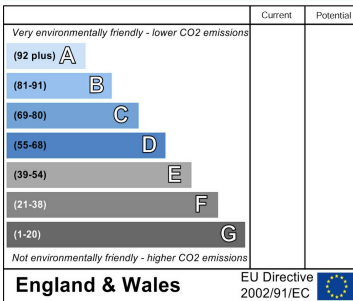


TOTAL FLOOR AREA: 1959 sq ft. (182.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hergo (C200)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

