



Heysmoor Heights, Greenheys Road, Princes Park, L8 0PY

- Two Bedroom Penthouse Apartment
- Bright and Stylish Family Lounge
- Modern Fitted Kitchen Diner
- Three Piece Family Bathroom Suite
- Communal Entrance with Elevator
- Balcony with Impressive City Views
- Two Generously Sized Double Bedrooms
- Popular Residential Location



£110,000











Description

Move Residential is delighted to offer for sale this well presented two bedroom penthouse apartment located in Heysmoor Heights in the popular leafy suburb of Princes Park, L8. The property is accessed via a well maintained communal entry point which is serviced by two lifts which lead you to the fifteenth floor where this inviting accommodation is situated. The property enjoys an inviting reception lounge which is finished in a tasteful décor with access to a private balcony and is bathed in natural light, courtesy of the impressive floor to ceiling windows which also offer picturesque views of Liverpool's City Centre and the River Mersey. The kitchen area is modern and enjoys a range of stylish wall and base units with complementing work tops, an integrated electric hob and oven and ample space for a dining table and chairs. The sleeping accommodation is comprised of two well presented and generously sized double bedrooms, each finished to a good standard and receiving plenty of natural light. Completing the interior of the property is a contemporary style three piece family bathroom suite. The property is currently tenanted and is achieving a rental income of £725PCM, proving that not only will this property provide a wonderful future home but also a fantastic investment opportunity for any prospective buyers.

Location

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margarets and St Hildas C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

Communal Entrance -

Lift to first floor.

Entrance Hall -

Lift to 1st floor

Entrance Hall -

Wood laminate flooring, wall heater.

Bedroom One -

Aluminium windows double glazed to front aspect, wall heater.

Bedroom Two -

Aluminium windows double glazed to front aspect, wall heater.

Bathroom -

Bath and shower, wash basin, WC, radiator, ceramic tiled floor, partially tiled walls.

Lounge -

Aluminium double glazed patio doors to balcony, wall heater, wood laminate flooring.

Kitchen -

Mix of wall and base units, sink and drainer, integrated electric oven and hob, integrated fridge freezer.

Balcony -

Decked balcony with views of City Centre and River Mersey.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.