



## Princes Avenue, Princes Park, L8 2TB

- Fantastic Two Bedroom Basement Apartment
- Generously Proportioned & Modern Throughout
- Entrance Hall, Reception Room & Fitted Kitchen
- Ensuite to Master & Three Piece Bathroom Suite
- Located in Leafy Neighbourhood of Princes Park
- Accessed Via Smart Communal Entrance & Stairs
- Two Bright & Generously Sized Double Rooms
- No Onward Chain - Ideal for First Time Buyers



£130,000

















## **Description**

A brilliant opportunity has arisen within the sales market to purchase this fantastic two bedroom basement apartment situated on Princes Avenue in the leafy neighbourhood of Princes Park, L8. Available for sale with no onward chain, this is an ideal purchase for first time buyers or buy to let investors alike, offering generously proportioned and well-presented accommodation throughout. Accessed via a well-maintained communal entrance and stairs to the basement level, you are greeted into the apartment by an inviting entrance hall, which leads through to an extremely spacious reception room. Awash with natural light, and finished in a clean and contemporary design that features throughout the property, with neutral tones and wood-style laminate flooring, this presents a welcoming and peaceful space to relax and socialise. There is a generously sized modern kitchen complete with a range of fitted base and wall units, plentiful worktop space and sleek integrated appliances. The sleeping accommodation consists of two substantial and brightly lit double bedrooms, both finished to a high standard. The master bedroom benefits from added the luxury of private ensuite facilities, and completing the interior of the property is a contemporary style three piece bathroom suite.

## **Location**

Princes Park is a lush and vibrant suburb located in the L8 area of Liverpool. It is one of the most popular neighbourhoods in the city, offering a tranquil and picturesque setting whilst still being conveniently close to the city centre. The area is characterized by its tree-lined streets, Victorian homes, and excellent community amenities. The area is home to some of Liverpool's most beautiful parks, with its eponymous park being a particular highlight. Princes Park features picturesque lakes, ornate gardens, and a popular running track, making it an excellent place for outdoor activities or relaxing strolls. There are also numerous trendy cafes, restaurants, and bars in the vicinity, offering a diverse choice of cuisine and social activities. Local amenities include supermarkets, good schools, a large hospital and good transport links, including buses and trains to the city centre.

## Floor Plan

Awaiting Image.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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.