



## Knightswood Court, West Allerton, Liverpool, L18 9RA

- Two Bedroom Top Floor Apartment
- Modern Fitted Kitchen with Hob & Oven
- Three Piece Family Bathroom Suite
- Secure Parking for Residents and Visitors
- Bright and Stylish Reception Room
- Double Bedroom & Single Bedroom
- Secure Intercom Access System
- Gated Redrow Homes Development



£115,000











### **Description**

Located within the popular residential area of West Allerton, L18, is this well presented two bedroom top floor apartment, welcomed to the sales market by appointed agents Move Residential. Knightswood Court was created by the award winning developers, Redrow Homes and is a popular gated development, offering secure allocated parking for residents and visitors. This first floor apartment is reached via a well maintained communal entry point that guides you through to this well presented accommodation. Upon entering the apartment, a smart entrance hallway leads to a bright and spacious living room. Finished in a tasteful décor with wood effect laminate flooring throughout, this inviting space offers plenty of natural light, providing an inviting ambiance to sit and relax in. Furthermore, there is a modern fitted kitchen with a range of tasteful wall and base units with complementing work tops, an integrated induction hob and oven and plentiful work surface space. The sleeping accommodation consists of one double and one single bedroom, both well presented and receiving plenty of natural light. Completing the interior of this notable property is a contemporary style three piece family bathroom suite in white. Further benefits to this fantastic home include a smart and secure intercom access system and a gated parking area with allocated spaces for residents and visitors.

## **Location**

Allerton is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the nearby Garston Park with its children's play area, swimming pool and fitness/leisure centre and, further away, the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café. The group of shops beside Knightswood Court includes a post office, newsagent, off-licence and corner shop. The newly established Mossley Hill Co-operative store is also close by and Allerton Tesco superstore (on Mather Avenue) is one mile distant. Beyond the superstore is the thriving Allerton Road high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools in the surrounding areas include some of the city's best, including The Bluecoat, Liverpool College and St Hilda's and primary schools including Booker Avenue, Gilmour Infant School and St Austin's. Transport links into and out of the City are excellent, with South Parkway train station and transport hub close by giving easy commuting access to both Liverpool City Centre, Manchester and beyond. Nearby Mather Avenue is a principal bus route with very frequent direct services to both the City Centre and John Lennon Airport. Knightswood Court is particularly well placed for access to both John Lennon Airport and the M62.

## **Communal Entrance -**

Secure key pad entry system, stairs to all floors

## **Entrance Hall -**

Wooden door to front, wood effect laminate flooring, wall mounted storage heater, two built in storage cupboards with plumbing for washing machine, loft access

## **Lounge and Open Plan Kitchen -22' 4" x 14' 0" (6.804m x 4.267m)**

UPVC double glazed window to front aspect, wood effect laminate flooring, wall mounted heater, secure entry phone

**Kitchen - 9' 8" x 5' 9" (2.951m x 1.748m)**

Fitted kitchen with a range of wall mounted and base units with rolled edge work surfaces, stainless steel sink with mixer tap and drainer unit, electric hob and oven, extractor hob, part tiled walls, wood effect laminate flooring

**Bedroom One - 10' 0" x 12' 6" (3.038m x 3.812m)**

UPVC double glazed window to front aspect, wall mounted storage heater

**Bedroom Two - 9' 1" x 6' 10" (2.761m x 2.083m)**

UPVC double glazed window to front aspect, wall mounted storage heater

**Bathroom - 5' 6" x 6' 2" (1.666m x 1.870m)**

Three piece suite comprising bath with shower over, low level WC and wash hand basin, part tiled walls, radiator

**Exterior -**

Allocated parking, secure entry gate, communal gardens

**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.