



Grassmere House Mossley Hill Drive, Liverpool, L17 0ES

Asking price £399,950

Bluerow Homes have been retained to offer for sale this OUTSANDING PENTHOUSE apartment situated in this prestigious development within the heart of the ever popular Sefton Park.

The development is exceptionally well maintained and enjoys secure gates and impressive communal gardens. Internally the accommodation is set out well and finished to a high standard, Programmed with modern living in mind.

The accommodation briefly comprises an entrance hall with ample storage cupboards, spacious living room/Dining room with access to a balcony, an attractive fitted kitchen, bathroom, two bedrooms with the principal bedroom having a modern en-suite shower room. Access to the balcony is also available from the principal bedroom. The property enjoys an undercroft parking space as well as ample provision for guest and visitor parking.

The Property would be ideal for the discerning buyer, wishing to enjoy their surrounding without the time and effort which is required when refurbishing and updating.

Viewing is highly recommended in order to fully appreciated all what this property offers.

- Large apartment
- Balcony
- Recently refurbished
- Programmed with modern living in mind
- Desired Sefton Park location
- Underground secure allocated parking
- No onwards chain
- Two double bedrooms
- Finished to a very high standard
- Viewing highly recommended

Communal Entrance

Fob entry, mailboxes, lift and stairs to all floors.

Apartment Entrance

Laminate flooring throughout, wall radiator, Intercom handset.



Lounge/ Dining Area

Laminate flooring throughout, two wall radiators, built in wall mounted Flamerite multi colour changing fire, French doors leading to balcony and electric roller blinds.



Balcony

Tiled floor, wrought iron balcony with wooden handrail with views over communal gardens. Accessible from Lounge and Master bedroom.



Kitchen

Fitted Kitchen finished to a high standard comprising of a contemporary handleless wall base and drawers units, Quartz work surface, integrated appliances including AEG dishwasher, Bosch electric Hob, Bosch oven and microwave, black glass designer extractor hood, LG freestanding stainless steel

American style fridge/freezer, inset sink, chrome mixer tap, Combi boiler with Nest integrated hub, downlights, double glazed window.



Master Bedroom

Boughtons design fitted wardrobes and matching headboard finished to a high spec, door leading to balcony, large feature window, Electric roller blinds.



En suite Bathroom

Tiled walls and floor with marble effect feature panel, Fitted bathroom suite comprising of wall hung contemporary vanity unit and sink, wall hung WC, Chrome shower enclosure with marble effect panelling and chrome shower head and fittings, LED illuminated mirror, chrome towel rail.



Second bedroom

Boughtons design fitted wardrobes and matching headboard, double glazed window, wall radiator,



Bathroom

Porcelain tiled walls and floor, fitted bathroom suite comprising of tiled inset panelled bath and chrome tap and shower head, double floating basin, two LED illuminated mirrors, heated chrome radiator, chrome towel rail, fitted white vanity unit with marble effect worktop and WC.



Car park

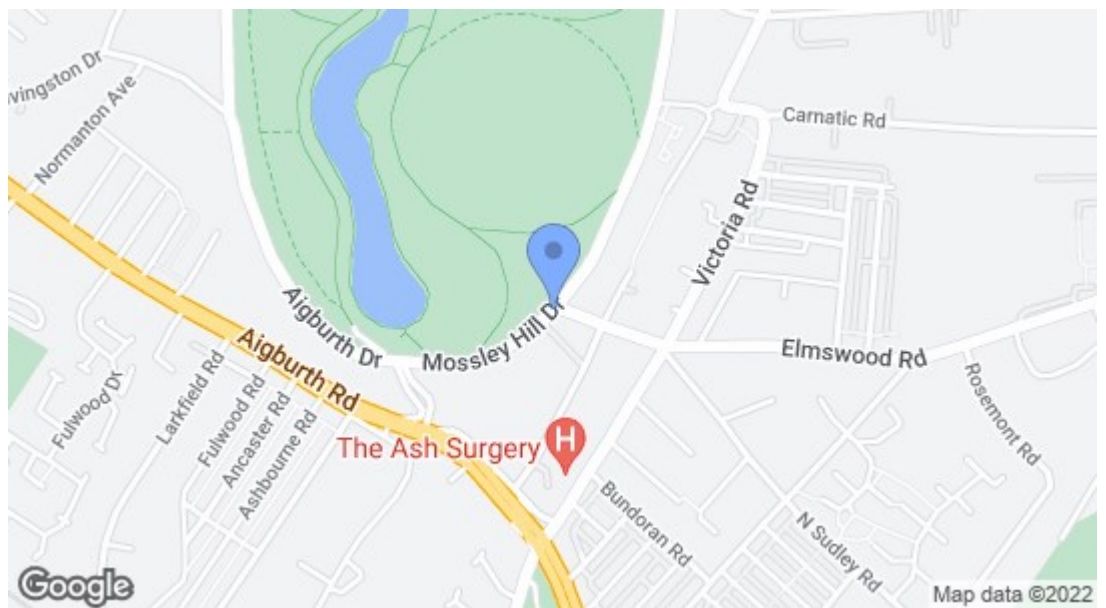
Secure allocated parking



This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

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	



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