

LOT  
32

Apt 1, 1 Beach Lawn, Liverpool. L22 8QA

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

- 2 bedroomed apartment within a grade II listed building
- Garden
- Parking
- Central heating

A ground floor 2 bedroomed apartment within a Grade II listed three storey plus basement building. The property is of a good size and benefits from central heating, private garden and communal parking. \*\*If the freehold and basement space is purchased along with this apartment there is potential for conversion to increase the size of this apartment subject to gaining any necessary consents.

**Situated** On the corner of Beach Lawn and Blucher Street in a popular and much sought after location close to local amenities and transport links. The property overlooks Beach Lawn Gardens, Crosby Beach and Marina, the Mersey Estuary, as well as Antony Gormley's "Another Place" and the Welsh hills. Liverpool city centre is approximately 5 miles away.

**Ground Floor** - separate side entrance on Blucher Street  
Vestibule, Lounge, Kitchen/  
Breakfast room, 2 Bedrooms,  
Bathroom/W.C.

**Outside** Private Garden,  
Communal off road Parking.

**Note** THE FREEHOLD FOR THE  
PROPERTY AND BASEMENT  
SPACE WITH POTENTIAL  
FOR CONVERSION INTO A 2  
BEDROOMED APARTMENT  
KNOWN AS 1 BEACH LAWN L22  
8QA WILL BE OFFERED FOR  
SALE DIRECTLY BEFORE THIS  
LOT.

