



## 21 Queens Court Lexham Road

Liverpool, L14 1PT

£1,100

We are pleased to introduce a remarkable new-build development comprising 27 stylish apartments, ideally located at the junction of Queens Drive. This particular flat offers a modern and comfortable living space, perfect for individuals or small families seeking a contemporary lifestyle.

The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a versatile area, ideal for entertaining guests or enjoying quiet evenings at home. The flat also includes a thoughtfully designed bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling city. The development is designed with modern living in mind, offering a blend of style and functionality that is sure to appeal to discerning buyers.

With its prime location, residents will benefit from easy access to local amenities, transport links, and the vibrant culture that Liverpool has to offer. This flat is not just a home; it is an opportunity to embrace a lifestyle filled with convenience and charm. We invite you to explore this exceptional property and discover the potential it holds for you.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Penthouse
- Corner Apartment
- Two Double Bedrooms
- Brand New
- Allocated Off Road Parking
- Unfurnished
- Available Now
- L14 Location



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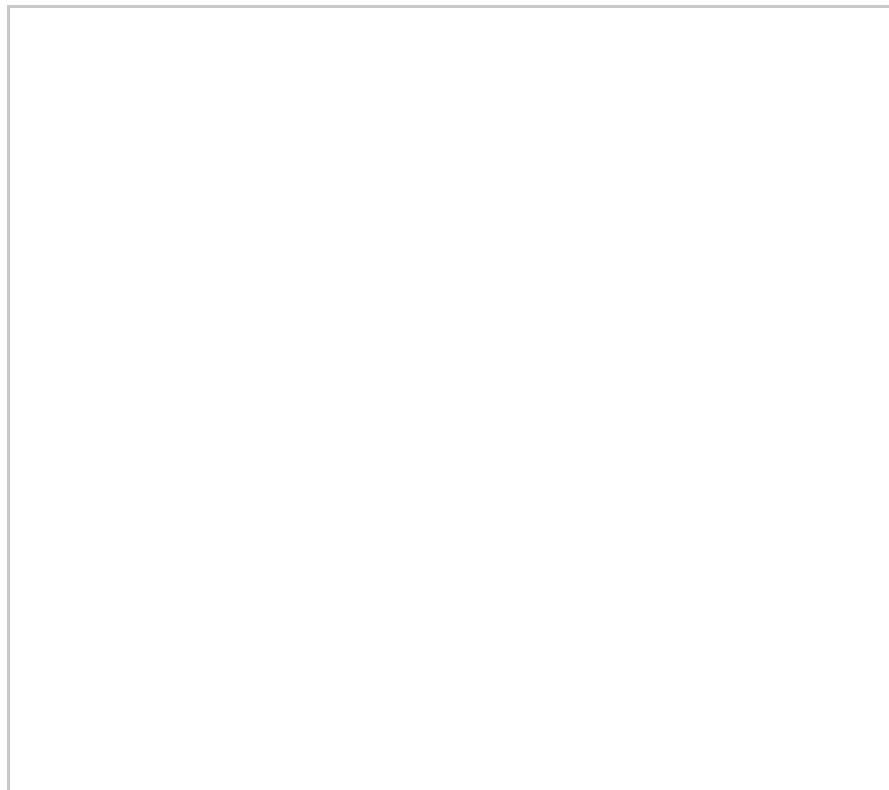
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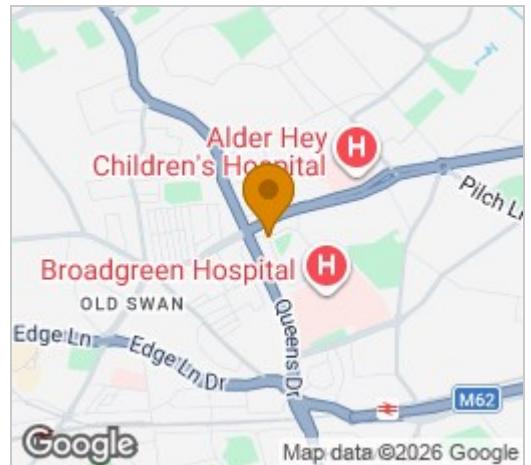
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B9-B8)	C	
(B5-B8)	D	
(D9-E4)	E	
(E1-F8)	F	
(F1-G2)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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