



Sunningwell 2 Merrilocks Road, Liverpool, Merseyside L23 6UN

£775 PCM

Berkeley Shaw Estate Agents are pleased to offer a FULLY REFURBISHED Two bedroom ground floor apartment situated within a much sought after development in a very salubrious location within Blundellsands. The stunning property has well proportioned rooms over spacious living at the very highest standard. The development has communal off road parking car park with allocated space and single garage.. The accommodation briefly comprises of; entrance hall, lounge with patio doors on to private terrace, fitted kitchen with integrated appliances inc fridge/ freezer, electric oven, gas hob, microwave, washing machine and dishwasher, two bedrooms and main bathroom inc P shaped bath with shower over, vanity sink and toilet unit. The property also benefits from gas central heating and double glazing throughout.



Hallway

Entrance Door, carpet, walk in storage cupboard, radiator

Lounge

Double glazed patio doors on to terrace, carpet, radiator, Feature fireplace with electric fire.

Kitchen

Double glazed window, fully fitted high gloss fitted base and wall units with integrated fridge / freezer, dishwasher, Washing Machine, Oven, Gas hob, Extractor Hood, Microwave, boiler, window blinds.

Dining Room

Double glazed window, radiator, laminate flooring, blinds

Bedroom 1

Double glazed window, radiator, fitted wardrobes with sliding doors, carpet and blinds

Bedroom 2

Double Glazed window, radiator, carpet, wardrobe and blinds

Bathroom

Double glazed window, fully tiled walls and flooring, radiator, bath with shower over, sink, w.c. Blinds

Private Terrace

Tiled,

Garage

Single Garage, concrete floor

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			
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Not environmentally friendly - higher CO ₂ emissions			
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