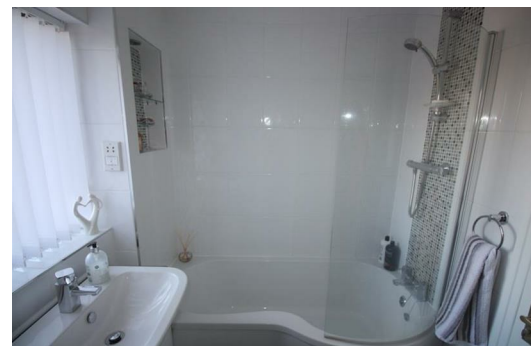




Flat 4 Sunningwell 2 Merrilocks Road, Blundellsands, Merseyside L23 6UN £795 Per Month

Berkeley Shaw Estate Agents are pleased to offer a Two bedroom first 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. The accommodation briefly comprises of; entrance hall, spacious lounge, fitted kitchen with integrated appliances inc fridge/ freezer, electric oven, gas hob, microwave, washing machine, two bedrooms and main bathroom inc bath with shower over, vanity sink and toilet unit. The property also benefits from gas central heating and double glazing throughout.



Exterior

Allocated parking space and access to single garage

Hallway

Carpet, radiator

Lounge

Double glazed patio Doors to balcony, carpet, radiator, aerial.

Kitchen

Double glazed window, range of fitted base and wall units with Integrated Fridge/ Freezer, Electric Oven, Gas Hob, Extractor Hood, Washing Machine, Boiler. Blinds

Dining Room

Double glazed window, Radiator, Carpet, Blinds

Bedroom 1

Double glazed window, Radiator, Carpet, fitted wardrobe, blinds

Bedroom 2

Double glazed window, radiator, carpet, wardrobe, blinds

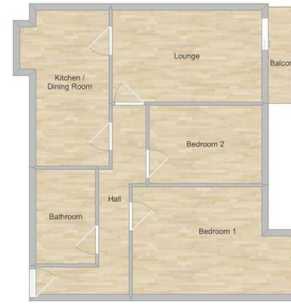
Bathroom

Double glazed window, fully tiled, 3 piece bathroom suite including bath with shower over, low level w.c. with sink, Blinds and extractor fan

Communal gardens

Lawn area access to communal carpark

Apartment 9, Sunningwell



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	71	74

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	72	76