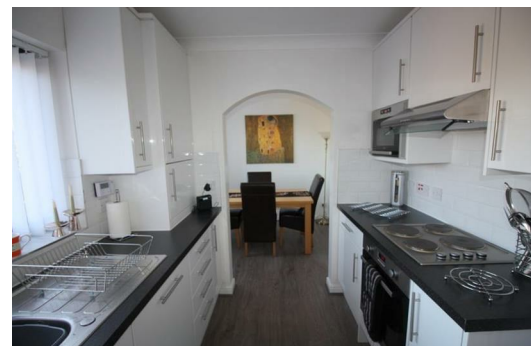




## Sunningwell 2 Merrilocks Road, Blundellsands, Merseyside L23 6UN

£825 PCM

Berkeley Shaw Estate Agents are pleased to offer a Two bedroom second 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 , 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	76

