



2 Blundellsands Road West, Liverpool, Merseyside L23 6AB

£850 PCM

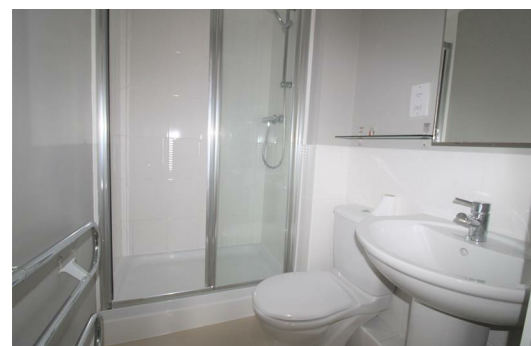
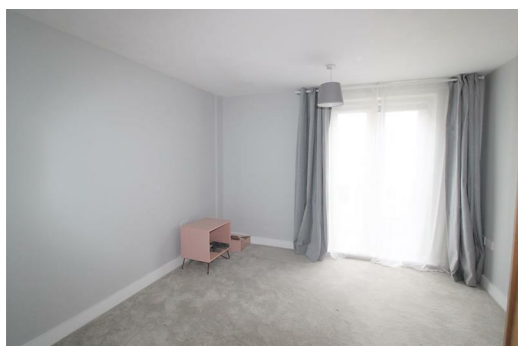
Berkeley Shaw Estate Agents Ltd are pleased to offer this TO LET UNFURNISHED TWO BEDROOM apartment. Beautifully presented inside with a contemporary feel. The Apartment is situated within a much sought after development in a very salubrious location within Blundellsands within walking distance to Crosby Beach and leisure center, Crosby and Blundellsands train station.

This stunning property has well proportioned rooms over spacious living at the very highest standard. The development has video entry phone system, communal car park space.

The accommodation briefly comprises of; entrance hall, large open plan lounge/ Dining Kitchen with integrated appliances, two double bedrooms, en-suite shower room to master bedroom and main bathroom. The property also benefits from electric heating and double glazing throughout. Communal Gardens.

NO SMOKERS NO PETS

VIEWING HIGHLY RECOMMENDED



Front Exterior

Communal gardens and parking

Hallway

carpet, electric wall heater

Open Plan Lounge, Kitchen/Diner

Double glazed french doors with juliet balcony, electric wall heater, carpet to lounge area, wood flooring to kitchen area, kitchen comprises of a range of fitted base and wall units with integrated appliances include electric cooker and grill, hob, extractor hood, fridge freezer, washing machine, and freestanding dishwasher.

Bedroom 1

Double glazed window, electric wall heater, carpet

Ensuite to Bedroom 1

Part tiled walls and flooring, electric towel rail, low level w.c. pedestal wash basin, walk in shower cubical with combination shower, mirrored cabinet

Bedroom 2

Double glazed window, electric wall heater, carpet

Main Bathroom

Part tiled walls and flooring, low level w.c. pedestal wash basin and bath with mixer taps

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
<i>Not energy efficient - higher running costs</i>					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

