

## 15 Abbotsford Road, Liverpool, Merseyside L23 6UX


### £850 PCM


Berkeley Shaw Estate Agents are pleased to offer TO LET UNFURNISHED 1 Bedroom Ground Floor Apartment, The building has been subject to an exceptional conversion of this beautiful period building, set in the heart of Blundellsands, one of Liverpool's most affluent suburbs. Located close to local transport links.

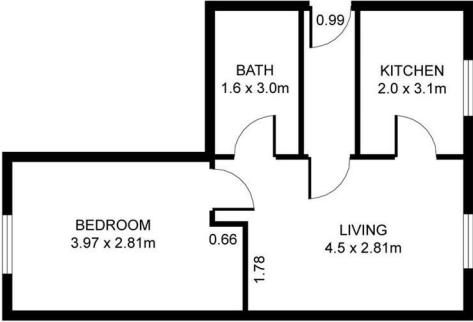
The property comprises of Lounge, dining room, kitchen with appliances include fridge/freezer, electric oven, gas hob, dishwasher, washing machine, microwave. two bedrooms, bathroom and en-suite to master bedroom. The property benefits from double glazing, gas central heating, carpets, parking to front of property, communal gardens.

Property can be rented Furnished as seen in photos, this will be at an increased rental.

NO SMOKERS & NO PETS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	76
EU Directive 2002/91/EC 		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	78	78
EU Directive 2002/91/EC 		
England & Wales		



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