



## Gaywood Court Nicholas Road, Liverpool, Merseyside L23 6XN

£900 PCM

Berkeley Shaw are pleased to offer for TO LET this good sized 2nd FLOOR APARTMENT set within the heart of BLUNDELLSANDS. 'Gaywood Court' is within walking distance to Blundellsands & Crosby train station, local shops and Crosby Beach. Property comprises of: hall with storage/cloaks room off, large lounge/dining room, modern kitchen, two double bedrooms, shower room. Gas central heating, Double glazed windows and communal gardens.

Property is Available to view please call 01519246000

Council Tax band: B

Deposit: £950

Rental Duration: minimum 6 months



## Front Exterior

Communal Gardens

## Hallway

24'7" x 5'2" (7.5 x 1.6)

Telephone intercom system. carpet, wooden meter cupboard, radiator, fixed wired smoke detector

## Storage Room

6'2" x 5'10" (1.9 x 1.8)

UPVC Double glazed window, Boiler, gas meter, work surface

## Lounge

22'11" x 10'9" (7.0 x 3.3)

Carpeted throughout, Radiators, 2 x UPVC double glazed windows, Feature built in storage including shelving and housing television unit.

Furnishings include :- single chair, coffee table, dining table and chairs, side board.

## Kitchen

11'9" x 7'10" (3.6 x 2.4)

wood effect laminate floor, range of wooden fitted base and wall units with integrated electric oven and gas hob, chimney style extractor hood 1 1/2 bowl stainless steel sink, integrated washing machine, Integrated fridge freezer, UPVC Double glazed window, fixed wire heat detector

## Bedroom 1

12'1" x 10'9" (3.7 x 3.3)

White PVC Double glazed window to front, radiator, carpet, fitted wardrobes with mirrored sliding doors

Furnishing includes : - bedframe and mattress, bedside cabinets

## Bedroom 2

11'9" x 10'9" (3.6 x 3.3)

White PVC Double glazed window to front, radiator, carpet, fitted wardrobes with mirrored sliding doors

## Shower Room

Two UPVC double glazed window, tiled flooring, ladder

towel radiator, vanity wash hand basin with mixer tap, large walk in shower with fixed glassed screen with combination shower.

## Rear Exterior

Communal Gardens, access to garages and communal parking

