# BerkeleyShaw

REAL ESTATE



# Sunningwell, 2 Merrilocks Road, Liverpool, Merseyside L23 6UN £975 PCM

Berkeley Shaw Estate Agents are pleased to offer TO LET FULLY REFURBISHED Two bedroom GROUND 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, lounge, fitted kitchen with integrated appliances, dining area, 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. Communal gardens, garages \*T&C APPLY

Deposit: £975.00 Council Tax: Band C Minimum Term: 12 months







# Hallway

Carpet, radiator, walk in storage cupboard

# **Dining Area**

Carpet, Radiator

#### Kitchen

Double glazed windoe, radiator, kitchen comprises of a range of fitted base and wall units, plumbing for washing machine, ingegrated cooker and hob

### Lounge

Double glazed windows, carpet, radiator, fire surround and inset fire.

#### Bathroom

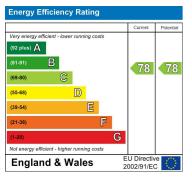
Tiled flooring and walls, ladder towel rail, panelled bath with shower over, glass screen, vanity sink unit and low level w.c.

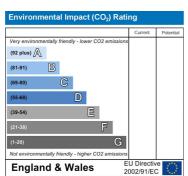
## Bedroom 1

Double glazed window, carpet, radiator, wardrobe

#### Bedroom 2

Double glazed window, carpet, radiator, wardrobe







Whilst every attempt has been made to ensure the accuracy of the floopplan contained here, measurements of doors, windows, norms and any other items are approximate and no exponsibility in taken for any error, ormsistion or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee.











