



## 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 window, radiator, kitchen comprises of a range of fitted base and wall units, plumbing for washing machine, integrated 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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs, and any other items are approximate and for informational purposes only. The plan is not intended to be used as a legal document or for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given regarding their accuracy or condition. Made with Floorplan 12.021

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		
	78	78
England & Wales	EU Directive 2002/91/EC	

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		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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