



Sunningwell, 2 Merrilocks Road, Liverpool, Merseyside L23 6UN

£1,100 PCM

Berkeley Shaw Estate Agents are pleased to offer TO LET FULLY REFURBISHED Two bedroom First 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 with patio doors on to private balcony, fitted kitchen with integrated appliances, 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: £1100.00
Council Tax: Band C
Minimum Term: 12 months



Hallway

Entrance to apartment, sliding storage cupboard, walk in storage cupboard

Lounge

Double glazed windows, double glazed patio door to balcony, carpet, radiator, feature fireplace with electric inset fire

Kitchen Diner

Double Glazed window, radiator, kitchen comprises of a range of fitted base and wall units, fitted electric cooker, hob, extractor hood, boiler

Bathroom

Tiled walls and floor, P-Shaped Panelled Bath with glass bath panel, combination shower, vanity sink unit, low level w.c. ladder towel rail.

Bedroom 1

Double glazed windows, Radiator, carpet, fitted wardrobe.

Bedroom 2

Double glazed windows, Radiator, carpet,

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



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

