

## Chestnut View, 7 Brows Lane, Liverpool, L37 3HY

### £850 PCM

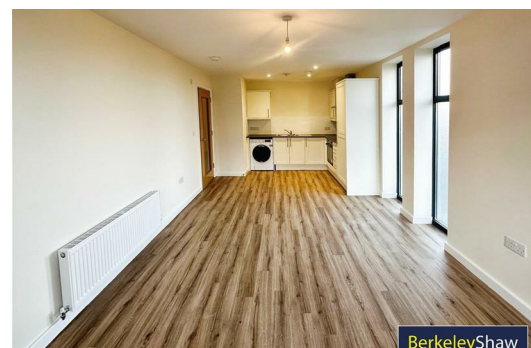
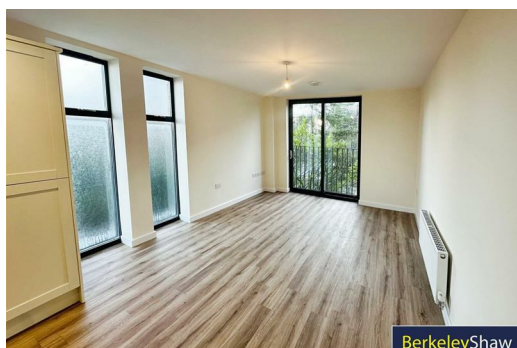
Nestled in the charming area of Brows Lane, Formby, TO LET ONE BEDROOM UNFURNISHED 1st FLOOR delightful apartment offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom, providing a serene retreat after a long day. The spacious reception room is perfect for relaxation or entertaining guests, creating a warm and inviting atmosphere.

The apartment includes a modern bathroom, designed with functionality in mind, ensuring your daily routines are both efficient and enjoyable. The kitchen comes equipped with essential appliances, making it easy to prepare meals and enjoy culinary adventures.

Residents will appreciate the added benefit of communal parking. The location itself is a significant advantage, with Formby offering a variety of local amenities, including shops, cafes, and beautiful parks, all within easy reach.

This property presents an excellent opportunity for those seeking a comfortable living space in a desirable area.

Deposit: £980.00  
Council Tax Band: new build unbanded  
Minimum Term: 12 months





## Hallway

Entrance door, flooring, Walk In Storage Cupboard, Radiator

## Open Plan Kitchen/Lounge

Double glazed windows, flooring, radiator, kitchen comprises of a range of fitted base and wall units with integrated appliances include fridge / freezer, washer dryer, electric cooker and hob, extractor hood, Inset sink with mixer tap

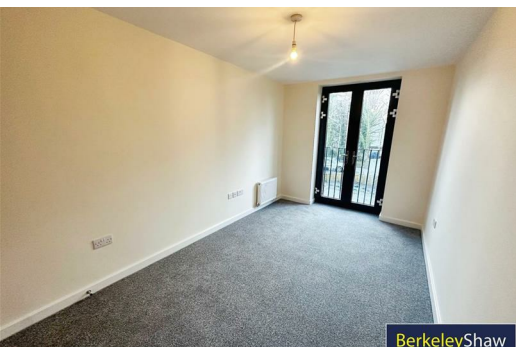
## Bedroom 1

Double glazed window, radiator, carpet

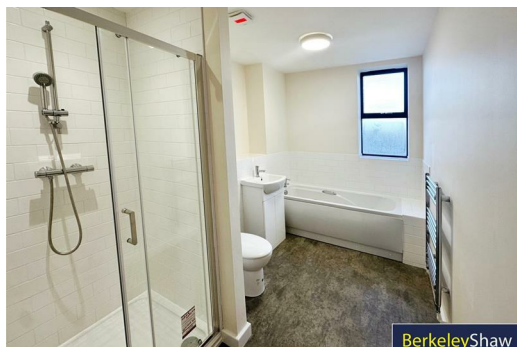
## Bathroom

Double glazed window, flooring, part tiled walls in all wet areas, bathroom comprises of three piece suite, panelled bath, low level w.c. sink and a separate walk in shower with glazed enclosure

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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