



Gaywood Court Nicholas Road, Liverpool, Merseyside L23 6XN

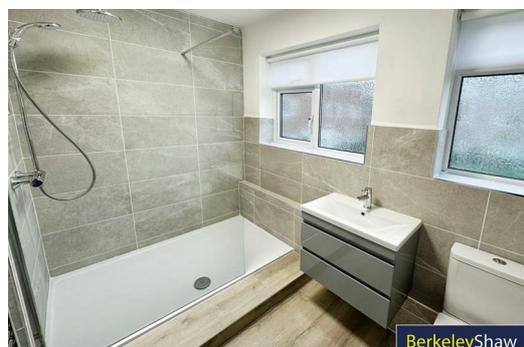
£1,100 PCM

Welcome to this charming TWO BEDROOM UNFURNISHED Apartment located in the desirable area of Gaywood Court, Nicholas Road, Blundellsands. This delightful property offers a perfect blend of comfort and convenience.

The apartment features a spacious reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The shower room is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this sought-after location. Residents will appreciate the ease of access to local amenities, including shops, parks, and transport links, making it a practical choice for those who wish to enjoy the vibrant lifestyle that Blundellsands has to offer.

Deposit: £1100
Council Tax: Band B
Minimum Term: 12 months



Hallway

Entrance door, carpet

Utility Room

Double glazed window, boiler, fitted work surface, base units and washing machine

Lounge

Two double glazed windows, radiators and carpet

Kitchen

Double glazed window, range of fitted base and wall units, single drainer sink with mixer tap, integrated oven and hob, extractor hood, integrated fridge/ freezer.

Bedroom 1

Double glazed window, radiator, carpet and wardrobe

Bedroom 2

Double glazed window, radiator and carpet

Shower Room

Double glazed window, tiled walls, large walk in shower with glazed surround, low level w.c. and sink

Garage

Up and over door

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		
	84	84
EU Directive 2002/91/EC 		

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



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