



## 15 Abbotsford Road, Blundellsands, Merseyside L23 6UX

**£900 PCM**

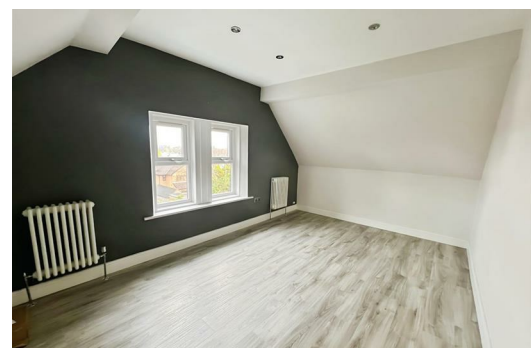
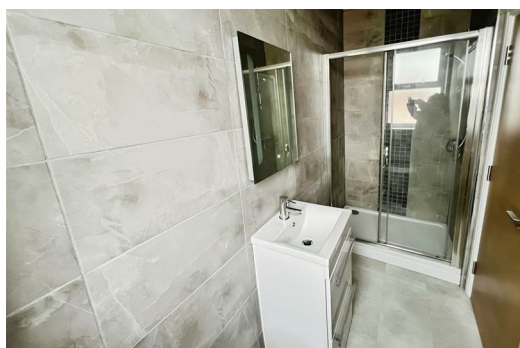
Berkeley Shaw Real Estate are pleased to offer TO LET UNFURNISHED 2 Bedroom Second Floor Apartment, The building has been subject to an exceptional conversion of this beautiful period building, set in the heart of Blundellsands, one of Liverpool's most affluent suburbs. Located close to local transport links.

The property comprises of Lounge, kitchen with appliances include fridge/freezer, electric oven, gas hob, dishwasher, washing machine, microwave, two bedrooms, bathroom and en-suite to master bedroom. The property benefits from double glazing, gas central heating, carpets, parking to front of property, communal gardens.

Council Tax Band: C

Deposit: £900

Minimum Tenancy Term: 12 months



Hallway

Lounge

Kitchen

Bedroom 1

Ensuite Shower Room

Bedroom

Bathroom

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		
	77	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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