



Apt 2 Sunningwell, Blundellsands, Merseyside L23 6UN

£1,250 PCM

Welcome to this charming GROUND FLOOR UNFURNISHED Apartment TO LET located in the picturesque development Sunningwell, on Merrilocks Road, Blundellsands.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, offering comfort and privacy for you and your family. The bathroom is elegantly designed, providing a tranquil space to unwind after a long day.

One of the highlights of this apartment is the private patio area, ideal for enjoying your morning coffee or hosting al fresco dinners with loved ones. With parking space for two vehicles and a garage, convenience is at your doorstep.

This property has been tastefully renovated, blending modern amenities with classic charm. Its proximity to the beach allows for leisurely strolls along the shore, making it a perfect retreat for those who appreciate coastal living.

Don't miss the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing and experience the beauty of seaside living in Sunningwell.



Hallway

Entrance Door, laminate flooring, meter cupboard, walk in storage cupboard, mirrored storage wardrobe

Lounge

Double glazed windows, double glazed sliding patio door, laminate floor, feature fireplace with electric fire, radiator

Kitchen Diner

Double glazed window, radiator lino flooring, Kitchen comprises of a range of fitted base and wall units, boiler, stainless steel sink with mixer tap, plumbing for washing machine, integrated electric cooker and hob, extractor hood

Bedroom 1

Double glazed window, laminate flooring, radiator fitted mirrored door wardrobes

Bedroom 2

Double glazed window, laminate flooring, radiator

Bathroom

Fully tiled walls and flooring, p shaped bath with vanity sink and low level w.c. ladder towel rail, large fitted mirror

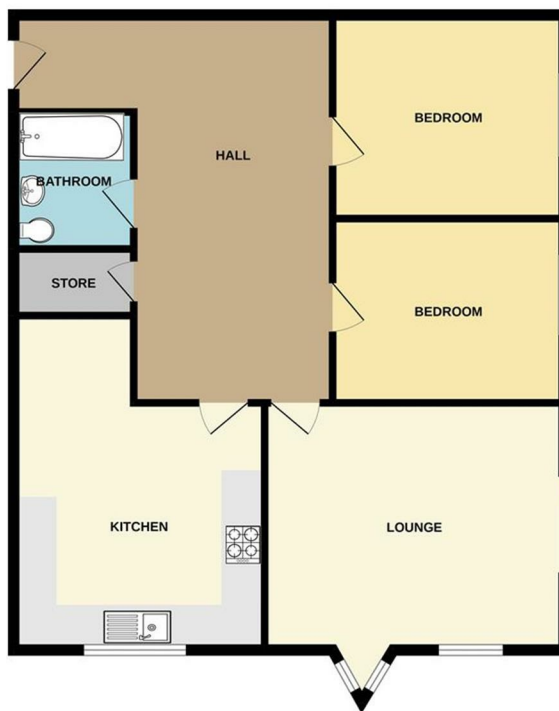
Private Patio

Tiled

Garage

Up and Over door

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2022

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

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			
England & Wales	EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

