



Bella Vista Court Nicholas Road, Liverpool, L23 6TU

£1,150 PCM

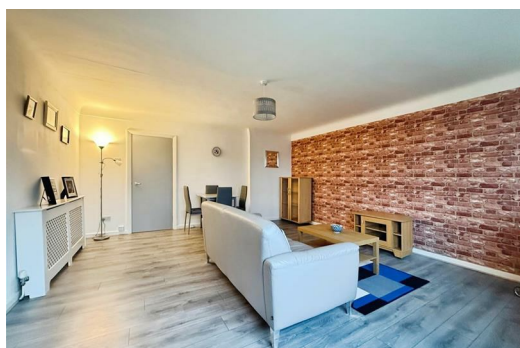
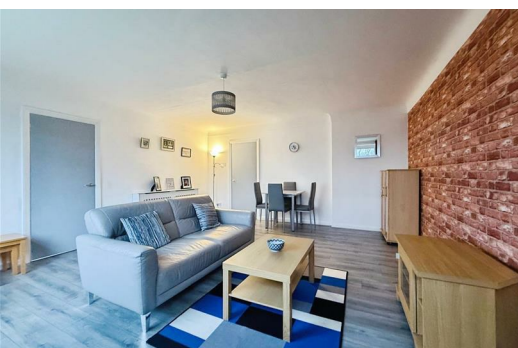
This neutrally decorated first floor 2-bedroom flat is available ****to let**** in the Blundellsands area of Liverpool. The property offers a separate reception room with large windows providing a pleasant garden view, a kitchen with built-in pantries and good natural light, two double bedrooms with built-in wardrobes, and a bathroom featuring a rain shower. The flat has an EPC rating of C and falls within Council Tax Band C.


Externally, the property benefits from communal garden space, allocated parking and a single garage, providing additional storage or parking options.


Blundellsands is a residential coastal area, within easy reach of Crosby beach and the local green spaces and parks found nearby. Day-to-day amenities, including shops, cafés and services, can be accessed in Crosby and along the nearby high street areas.

Public transport links are available from Blundellsands & Crosby railway station, which offers regular services to Liverpool city centre, typically taking around 20 minutes, and towards Southport in approximately 25–30 minutes. Local bus routes operate along the surrounding roads, connecting to neighbouring districts.

The area is served by a selection of nearby schools, making the location suitable for those needing access to local education facilities. A range of local amenities, including supermarkets, independent retailers and eateries, are situated a short distance away, with additional options in Crosby village and central Liverpool, accessible by train or car.



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 		

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

