



BALMORAL ROAD

LIVERPOOL L6

EXPERIENCE THE EPITOME OF LUXURY LIVING IN THIS EXQUISITE APARTMENT AT
BALMORAL ROAD WHERE TIMELESS ELEGANCE MEETS MODERN COMFORT.



NICHOLSON

NICHOLSON LETTINGS.COM | 0151 475 5042

NO DEPOSIT & NO FEES – MODERN 1 BEDROOM APARTMENT IN A PRIME LIVERPOOL LOCATION

This bright and spacious one-bedroom apartment offers modern living in one of Liverpool's most convenient and well-connected areas. Perfect for professionals, students, or commuters, the property combines contemporary design, excellent amenities, and an unbeatable location close to the city centre.

PROPERTY FEATURES

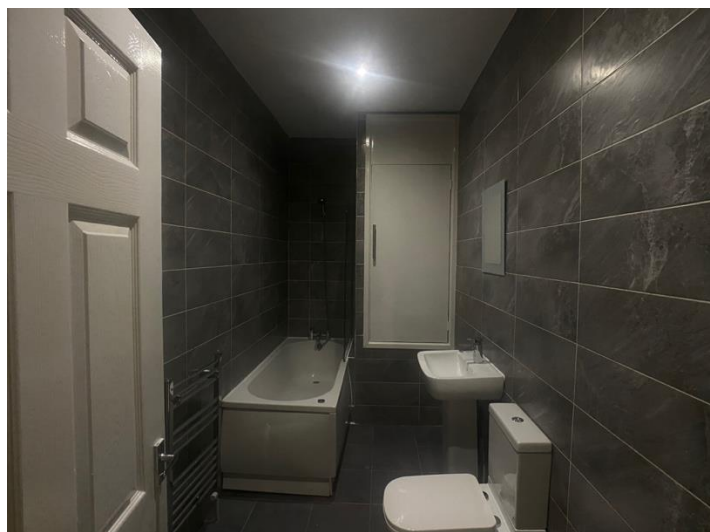
- * Generous double bedroom with comfortable bed and quality furniture included
- * Modern fitted kitchen with integrated appliances
- * Contemporary tiled bathroom with sleek fittings and easy-to-maintain surfaces
- * Neutral décor and blinds fitted throughout
- * Double glazing and gas central heating for year-round warmth and efficiency
- * Secure entry and well-maintained communal areas

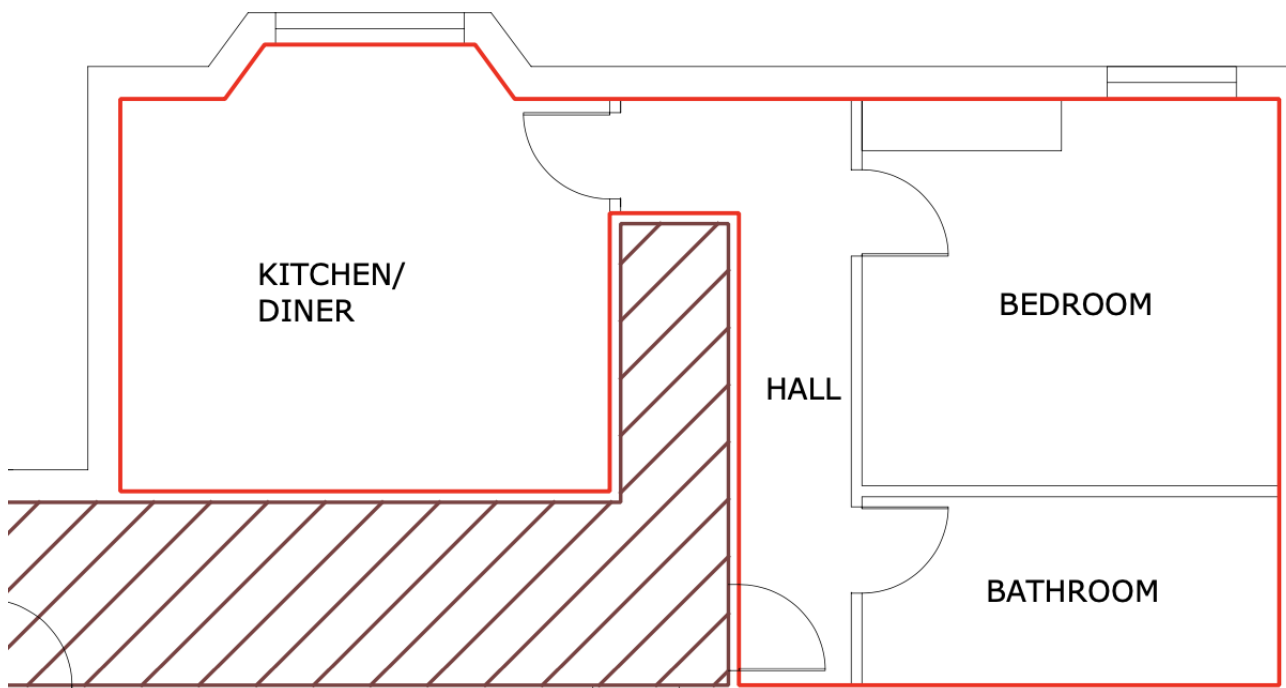
The apartment has been designed for modern lifestyles, offering a clean, stylish living environment with everything you need ready to move in.

LOCATION & AREA GUIDE

Situated near the *Botanic Gardens* and *Newsham Park*, this property gives residents the best of both worlds — peaceful green surroundings and excellent access to the vibrant heart of Liverpool. The parks provide beautiful open spaces for jogging, walking, or simply relaxing at the weekend.

Just a short stroll away is *Edge Lane Shopping Park*, which offers a wide choice of well-known national retailers, cafés, restaurants, and everyday conveniences. Everything you need is within easy reach, including major supermarkets and leisure facilities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.