









# 277 - 279 West Derby Road, Liverpool, L6 5EG £495









\*\*\* Luxury HMO within a 15 minute walk to Liverpool City Centre \*\*\*\*

Comprising of 16 Rooms split over Three Apartments, all finished to the highest of standards!

- -High Spec Communal Kitchen / Diner
- -Fully Furnished Rooms -All Room With Stunning En-Suite's
- -32" Smart TV
- -Council Tax Included
- -Gas, Electricity & Water Included
- -High Speed Broadband Included
- -Parking
- -Secure Development
- -Rents Range From £95-£115 PW

www.hewittadams.co.uk

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T: 0151 342 8200

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# Entrance

Secure gated access, bin store, post boxes for each apartment.

# Communal Kitchen

A huge and modern Kitchen that consists of: Wall and base units with worktops and upstands, inset sink and drainer with mixer tap. Appliances include: American fridge/freezer, electric oven, hob and extractor fan, washing machine, drier, dishwasher. Furthermore the room has inset spot lights, radiator, and two windows to the side elevation.

#### Bedroom

# 10'04x10'0 (3.15mx3.05m)

Window to the side elevation, radiator, inset spot lights, laminate flooring.

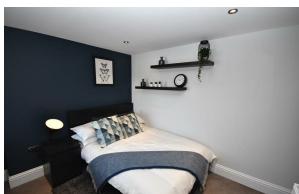
# Furnishings include:

- Double Bed and Mattress
- Bedside Table
- 32" Smart TV
- Wardrobe
- Desk and Chair
- Shelves
- Full Length Mirror
- Dim Out Blinds

# **En-Suite**

Shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, heated chrome towel rail, low noise extractor fan, partially tiled walls.

















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