



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

Arrowe Park Road, Upton, Merseyside CH49 0UB

£700 PCM

🛏️ 2 Bedroom 🛋️ 1 Reception 🚿 1 Bathroom 📊 D

*** Large Two Bedroom Apartment - Available Now ***

Hewitt Adams is delighted to offer TO LET this immaculately presented two bedroom, first floor flat located above EYE 2 EYE opticians on Arrowe Park Rd in Upton, which is ideally situated for the shops, schooling and transport links.

In brief the accommodation consists of: Private Entrance, Hallway with staircase to the first floor, Kitchen, Bathroom and Two Double Bedrooms.

*** Since the photos have been taken the property has had new double glazed windows installed.

Not Suitable for Pets, No Smokers, Available Now

Access/Entrance

The property is located at the rear and above EYE 2 EYE opticians on Arrowe Park Road. There is secure gated access which then has a private UPVC door to the flat.

Entrance

UPVC door to the Hallway, meter cupboard, staircase to the first floor accommodation.

Kitchen

11'03x5'11 (3.43mx1.80m)

Wall and base units with worktops, tiled splash back, inset sink and drainer with taps. Integrated double electric oven, hob and extractor fan. There is space and plumbing for under counter white goods. Single glazed window to the rear elevation, wall mounted gas boiler.

Bathroom

Panel bath with taps, glass shower screen, wall mounted thermostatic shower, WC, wash basin with mixer tap, partially tiled walls,window to the rear elevation.

Lounge

18'0x9'11 (5.49mx3.02m)

Window to the front elevation, radiator, feature wall lights.

Master Bedroom

17'11x9'08 (5.46mx2.95m)

Window to the front elevation, radiator.

Bedroom 2

13'08x13'01(max) (4.17mx3.99m(max))

Window to the rear elevation, radiator.

