



## Flat 1 11 Sefton Drive

, Liverpool, L8 3SD

£875

Nestled in the desirable Sefton Drive of Liverpool, this charming unfurnished duplex apartment is a true gem waiting to be discovered. Boasting a spacious layout with 1 reception room, 2 bedrooms, and 2 bathrooms, this property offers a comfortable and convenient living space for its future residents.

Built in 2006, this flat-conversion property exudes modernity and style, perfect for those seeking a contemporary lifestyle. The apartment spans an impressive 646 sq ft, providing ample room for relaxation and entertainment. The well-appointed kitchen and lounge/dining room create a welcoming atmosphere for both everyday living and hosting guests.

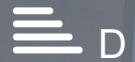
One of the highlights of this property is the en-suite bathroom, offering a touch of luxury and privacy for the occupants. Additionally, the gas fired central heating and double glazing ensure that comfort is prioritised throughout the year, making this apartment a cosy retreat in any season.

Council tax band C adds to the appeal of this property, providing a reasonable rate for the services and facilities available in the area. With an EPC rating of D, the energy efficiency of the apartment is decent, ensuring that utility costs are kept at a manageable level.

Available NOW  
Deposit of £1009.61

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

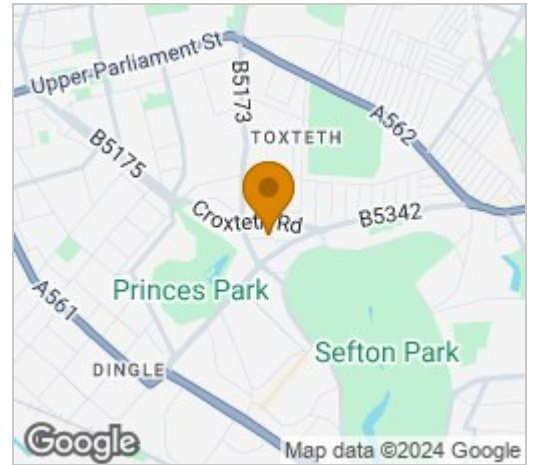




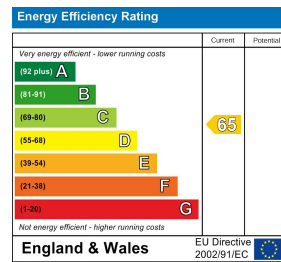
## Floor Plan



## Area Map



## Energy Efficiency Graph



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