

MODERN HOME

Newly Refurbished Property



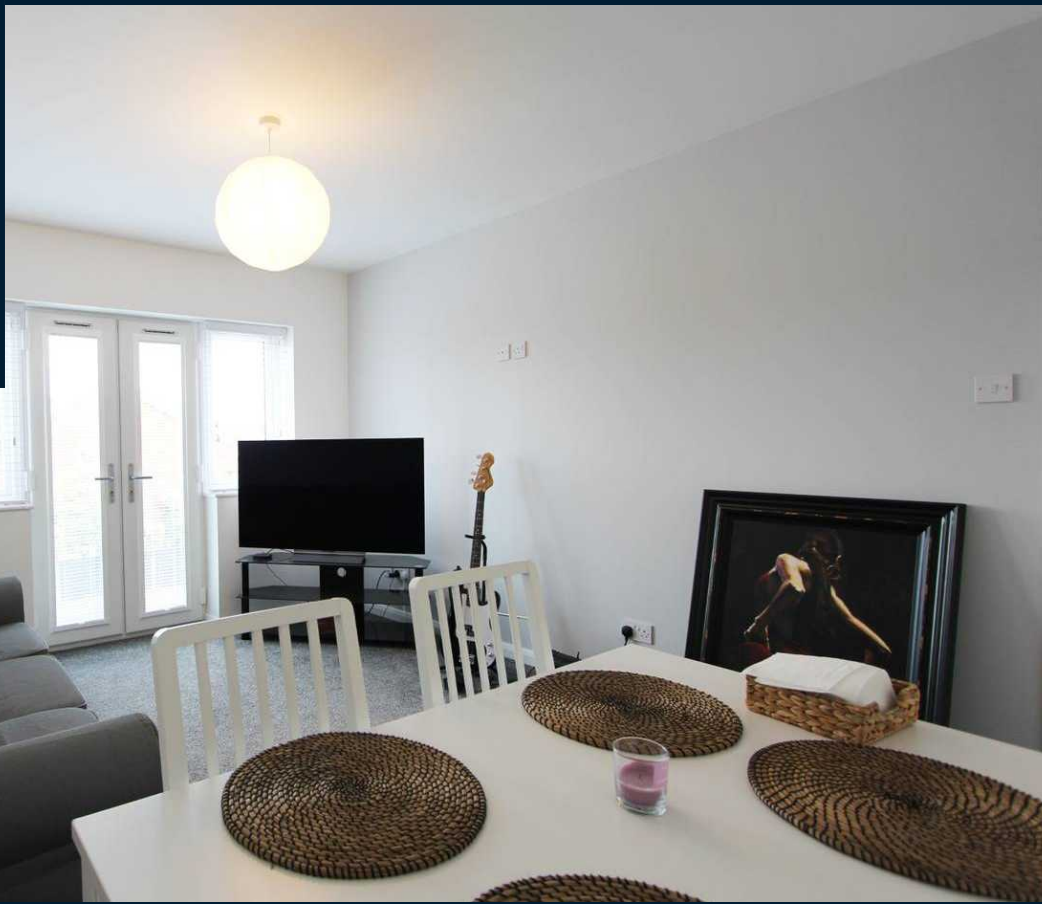
C&F Lettings

10a Edinburgh Road, Formby
Liverpool

£950 pcm



C&F Lettings



10a Edinburgh Road

Formby, Liverpool

Exquisite 2-bed apartment in sought-after neighbourhood. Recently refurbished with modern kitchen and luxurious bathroom, spacious living room, French doors to Juliet balcony. Generously proportioned bedrooms. Prime location in a beautifully designed building, offering stylish interiors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Newly refurbished
- Modern kitchen
- Bathroom with shower and bath
- Juliet balcony
- Large bedrooms
- Large living area
- Modern exterior



Kitchen

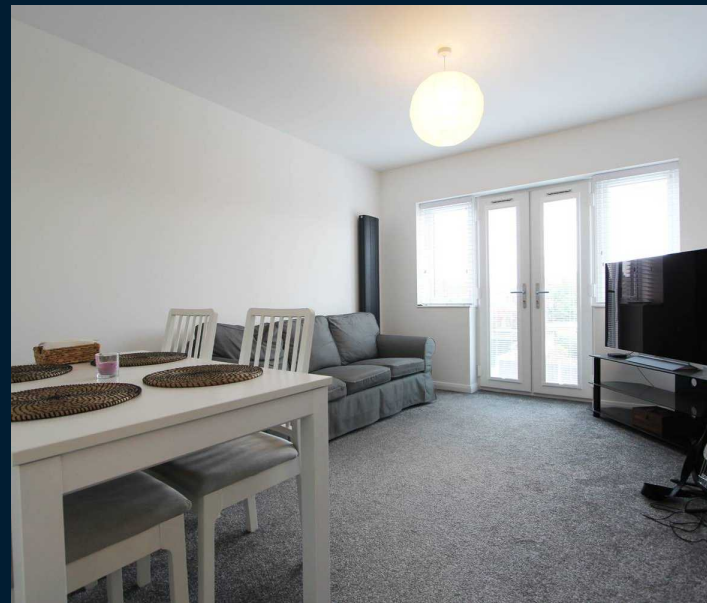
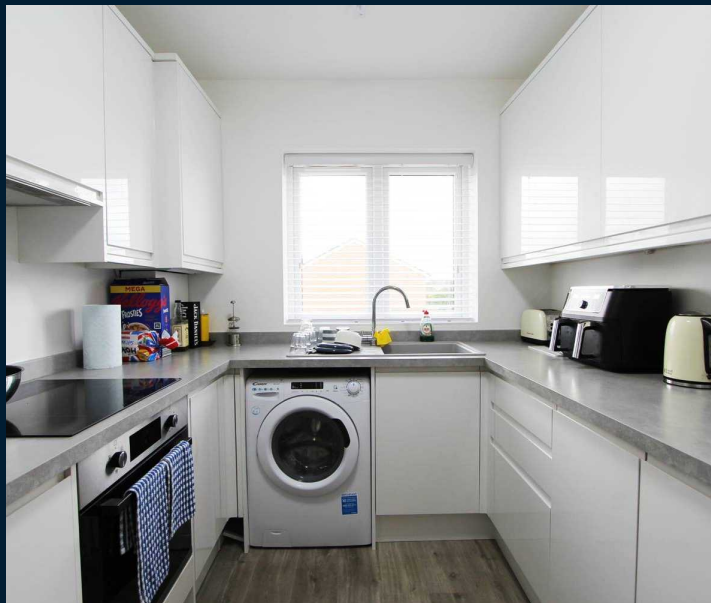
9' 10" x 8' 0" (3.00m x 2.45m)

This newly installed, stylish kitchen is a bright and inviting space, perfect for all your cooking needs. The separate kitchen layout provides ample room to move around and prepare meals with ease. Featuring integrated appliances, including a fridge freezer and oven, it combines functionality with modern design. With plenty of natural light, this kitchen is ideal for anyone who enjoys a fresh, vibrant atmosphere while cooking.

Living Room

14' 9" x 10' 10" (4.50m x 3.30m)

This spacious living room offers plenty of room for both relaxation and dining, with enough space to comfortably accommodate a large sofa as well as a dining table. The highlight of the room is the elegant French doors, which open up to a charming Juliet balcony, allowing an abundance of natural light to fill the space, creating a bright and airy atmosphere. Perfect for entertaining or unwinding at the end of the day!





C&F Lettings



MODERN HOME

Newly Refurbished Property



C&F Lettings

Kitchen

9' 10" x 8' 0" (3.00m x 2.45m)

This newly installed, stylish kitchen is a bright and inviting space, perfect for all your cooking needs. The separate kitchen layout provides ample room to move around and prepare meals with ease. Featuring integrated appliances, including a fridge freezer and oven, it combines functionality with modern design. With plenty of natural light, this kitchen is ideal for anyone who enjoys a fresh, vibrant atmosphere while cooking.

Living Room

14' 9" x 10' 10" (4.50m x 3.30m)

This spacious living room offers plenty of room for both relaxation and dining, with enough space to comfortably accommodate a large sofa as well as a dining table. The highlight of the room is the elegant French doors, which open up to a charming Juliet balcony, allowing an abundance of natural light to fill the space, creating a bright and airy atmosphere. Perfect for entertaining or unwinding at the end of the day!

Bedroom 1

12' 0" x 11' 6" (3.66m x 3.50m)

This large master bedroom provides ample space, easily accommodating a large double bed and wardrobe, while still leaving room to move comfortably. The room comes complete with stylish Venetian blinds, adding a modern touch and allowing you to control the natural light. A perfect retreat for rest and relaxation!

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

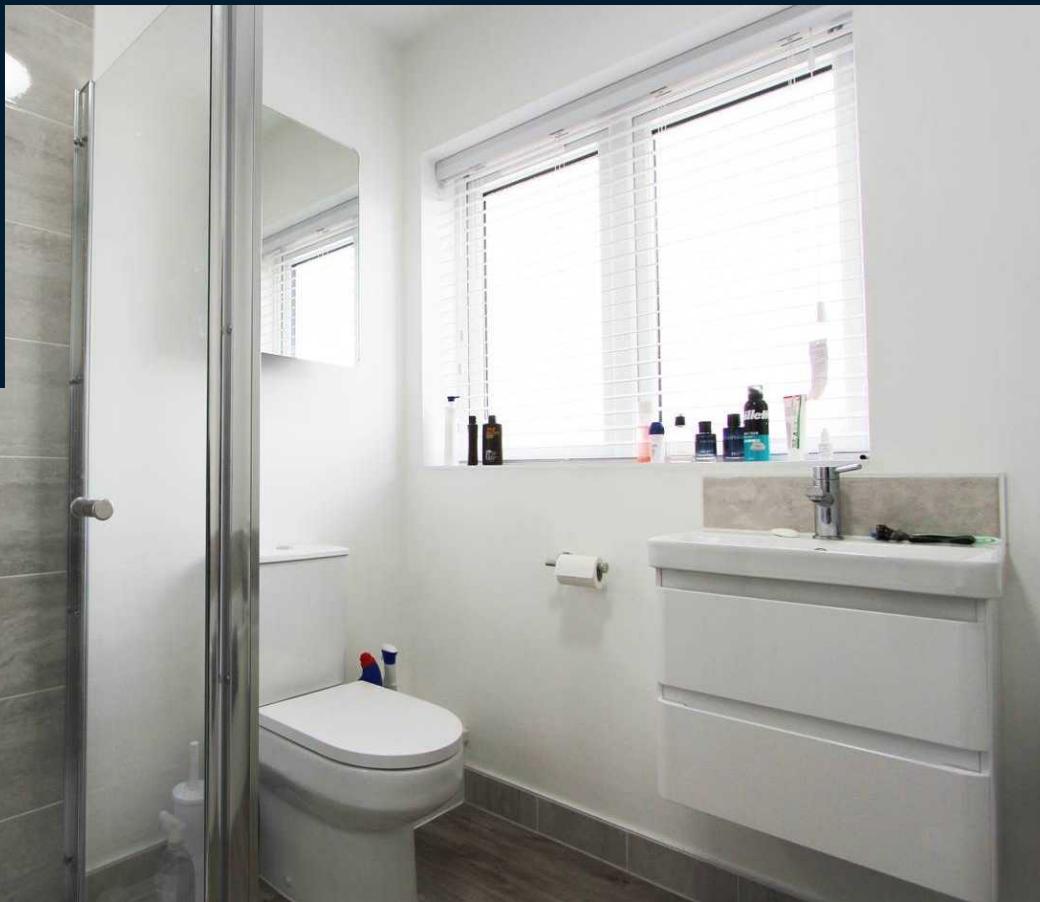
The large second bedroom offers plenty of space, making it versatile for various uses. There's enough room to comfortably fit a bed and desk, making it an ideal space for a guest room or a home office. Whether you need a quiet workspace or an extra bedroom, this room adapts to your needs!

Bathroom

7' 5" x 6' 7" (2.25m x 2.00m)

This modern and stylish bathroom offers the best of both worlds with a sleek shower and a relaxing bath, perfect for





Bedroom 1

12' 0" x 11' 6" (3.66m x 3.50m)

This large master bedroom provides ample space, easily accommodating a large double bed and wardrobe, while still leaving room to move comfortably. The room comes complete with stylish Venetian blinds, adding a modern touch and allowing you to control the natural light. A perfect retreat for rest and relaxation!

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

The large second bedroom offers plenty of space, making it versatile for various uses. There's enough room to comfortably fit a bed and desk, making it an ideal space for a guest room or a home office. Whether you need a quiet workspace or an extra bedroom, this room adapts to your needs!

Bathroom

7' 5" x 6' 7" (2.25m x 2.00m)

This modern and stylish bathroom offers the best of both worlds with a sleek shower and a relaxing bath, perfect for unwinding or quick refreshes. The bathroom features a contemporary vanity basin, providing both functionality and a touch of elegance to the space, making it the ideal blend of comfort and design.



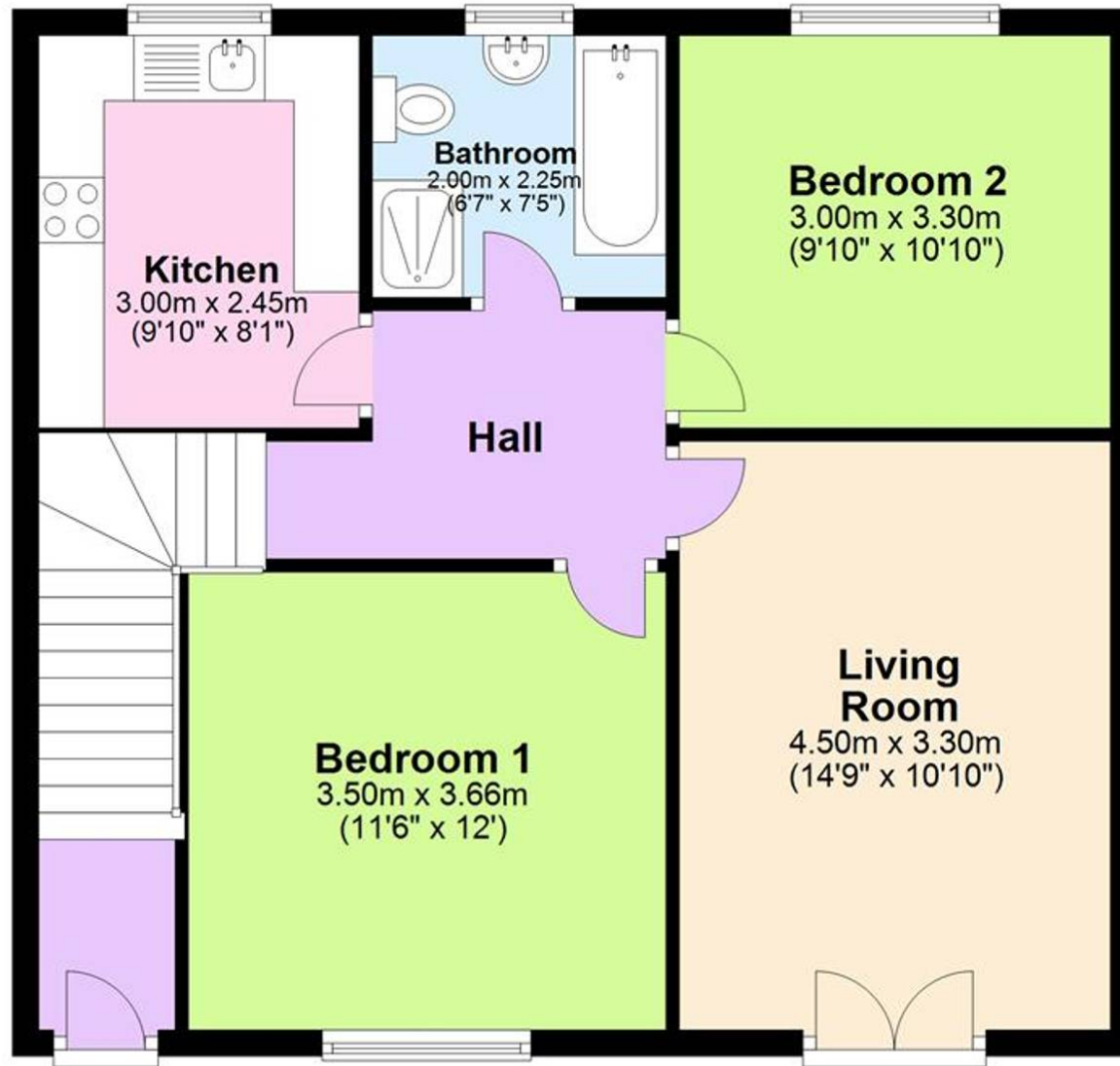


C&F Lettings



First Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





C&F Lettings



C&F Lettings

Southport

01704 601020

hello@cflettings.co.uk