



BRIGHT & MODERN

En-Suite Bathroom



C&F Lettings

Flat 3, 1 Cable Street, Formby
Liverpool

£950 pcm



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Flat 3

1 Cable Street, Liverpool

Modern 2-bed, 2-bath ground floor apartment in new complex. En-suite, garden access, open plan kitchen. Generous rooms, bright, communal garden, off-road parking. Energy-efficient (EPC B). Ideal location, modern living at its finest.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 Bed 2 Bath
- En-suite
- Large Open Plan Kitchen
- Newly Built Complex
- Purpose Built Apartment
- Beautifully Presented Throughout
- Garden Access
- Off Road Parking
- EPC Rating - B





Kitchen/Living Room

22' 4" x 11' 2" (6.81m x 3.40m)

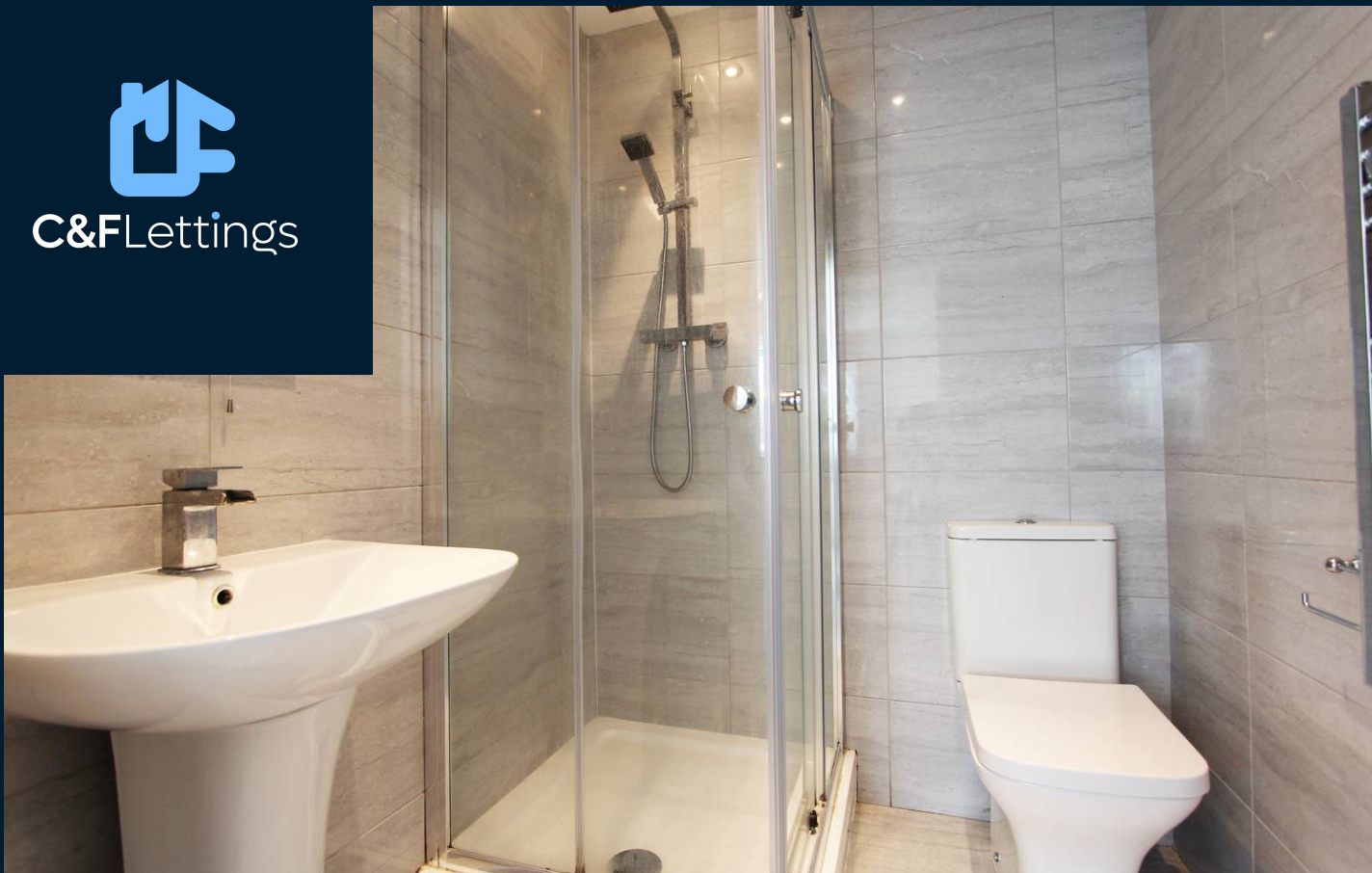
Experience the heart of this home in a spacious and airy kitchen that combines both style and functionality. This modern kitchen boasts an open plan design, perfect for both everyday living and entertaining. With ample worktop space, sleek cabinetry, and built in appliances, this kitchen is a culinary enthusiast's dream. Whether you're preparing a gourmet meal or enjoying a casual breakfast, the bright and inviting atmosphere makes every moment enjoyable.

Bathroom

6' 4" x 5' 9" (1.92m x 1.75m)

This immaculately presented bathroom is the epitome of modern and stylish design. The space is fully tiled with high-quality materials, creating a sleek and elegant atmosphere. It features a full-size bath, perfect for relaxing soaks, along with contemporary fixtures that add a touch of luxury to your daily routine. Whether you're getting ready for the day or winding down in the evening, this bathroom offers a serene and sophisticated environment.





Bedroom 1

12' 6" x 9' 2" (3.80m x 2.80m)

Discover the elegance of a large master bedroom that serves as your private haven. This generously sized room offers plenty of space for a king-sized bed and additional furniture, creating a relaxing and luxurious atmosphere. The master suite is complemented by a modern ensuite bathroom, providing convenience and privacy with stylish fixtures and finishes. Whether you're starting your day or winding down, this master bedroom is designed to offer comfort and tranquility.

En-suite

5' 4" x 5' 3" (1.63m x 1.60m)

The immaculately presented ensuite is a standout feature of this home, offering a modern and stylish retreat. Every detail has been carefully considered, with the space being fully tiled in elegant, contemporary finishes. This ensuite bathroom not only exudes sophistication but also provides a luxurious, spa-like experience, perfect for unwinding after a long day.

Bedroom 2

12' 6" x 8' 6" (3.80m x 2.60m)

This double bedroom is filled with natural light, creating a bright and welcoming atmosphere. There's plenty of space to comfortably accommodate a double bed and a desk, making it an ideal spot for both rest and work. Alternatively, this versatile room can easily function as a large office with the added flexibility for occasional sleeping. Whether used as a bedroom or a home office, this space offers the perfect balance of comfort and practicality.





Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



Total area: approx. 61.3 sq. metres (659.3 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	84	84
(69-80) C		
(55-68) D		
(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	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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