



MODERN APARTMENT

Fully Furnished



C&F Lettings

10 Edinburgh Road, Formby
Liverpool

£1,150 pcm



10 Edinburgh Road

Formby, Liverpool

Fully furnished 2-bed apartment with modern design, spacious rooms, and sleek finish. Refurbished to a high standard, with fully equipped kitchen, private deck and convenient location.

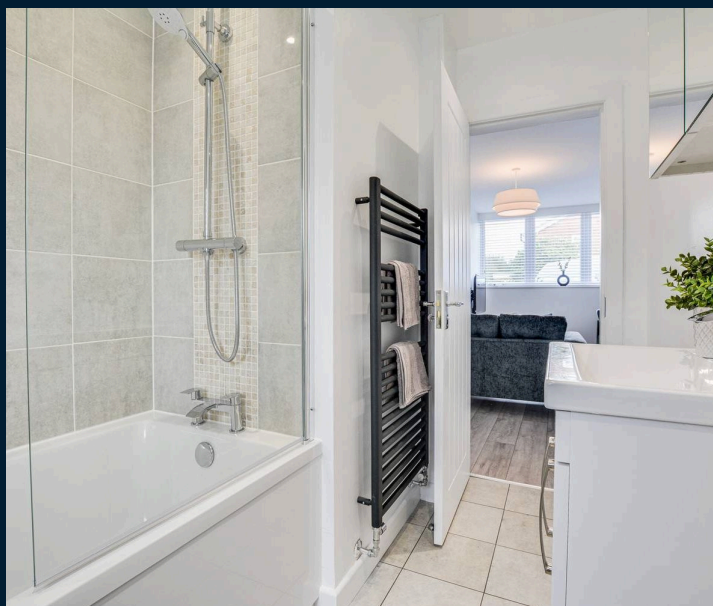
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 Bedrooms
- Fully Furnished
- Recently Refurbished
- Modern Design
- Private Decked Area
- Generous Room Sizes
- Fully Stocked Kitchen
- Plenty of Seating





Kitchen

9' 11" x 7' 3" (3.02m x 2.22m)

This contemporary kitchen is designed for convenience and style, offering everything you need to feel right at home. Fully furnished and stocked, it includes all major appliances, such as a dishwasher, washing machine, fridge-freezer, oven, and microwave. Smaller essentials like a kettle and toaster are also provided. The kitchen is thoughtfully equipped with plates, glasses, cutlery, and a full range of cooking utensils and equipment, so you can start preparing meals straight away. Bright, spacious, and ready to use, this kitchen is perfect for home cooking and entertaining.

Lounge/Dining Room

15' 1" x 13' 2" (4.60m x 4.02m)

Spacious and stylish, this beautifully presented lounge/diner offers the perfect blend of comfort and functionality. The lounge area boasts plenty of seating, ideal for relaxing or entertaining, and includes a TV for your enjoyment. A dedicated dining area provides a comfortable space for meals, whether you're hosting guests or enjoying a quiet evening in. Designed with both style and practicality in mind, this room is the perfect centerpiece of the home, offering ample space to unwind and dine in comfort.





Bathroom

9' 11" x 6' 2" (3.02m x 1.89m)

This beautifully designed bathroom offers a perfect blend of modern style and practicality. Featuring a shower bath, you'll enjoy the best of both worlds, whether you prefer a quick rinse or a relaxing soak. The premium vanity basin with a sleek mirror cabinet provides both elegance and ample storage for your essentials. Completing the space is a heated towel rail, ensuring warm, cozy towels every time. Thoughtfully finished with high-quality fittings, this bathroom is both functional and luxurious.

Bedroom 1

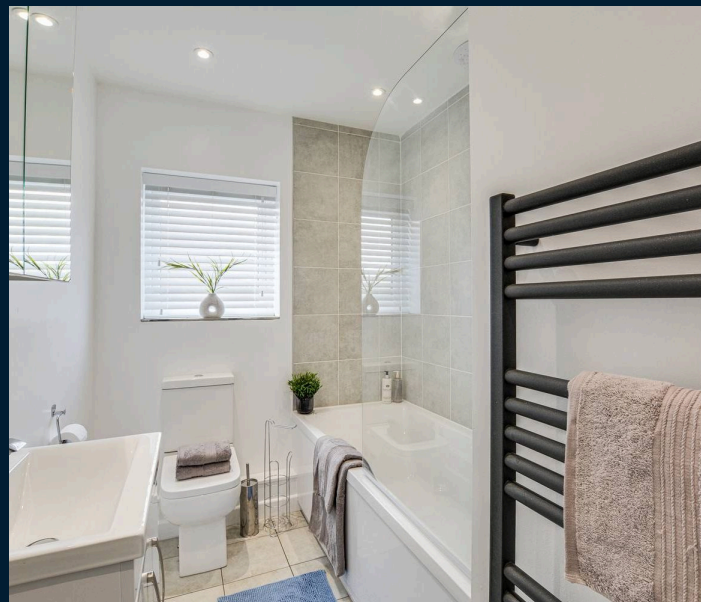
15' 9" x 9' 10" (4.81m x 3.00m)

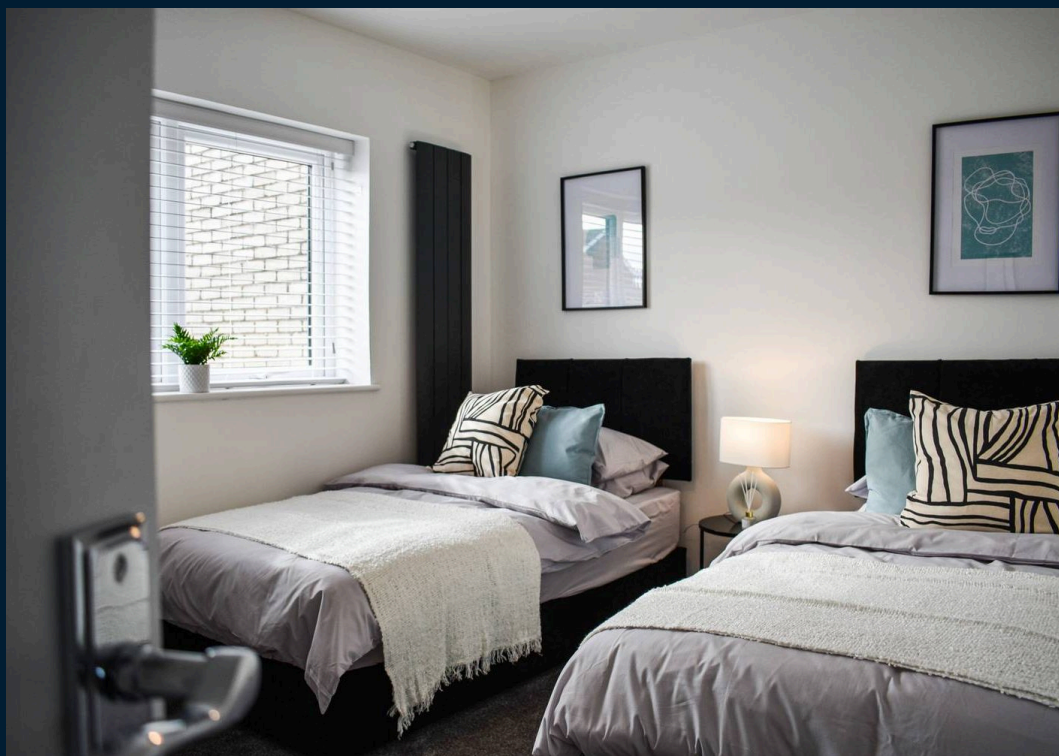
This generously sized master bedroom is both stylishly designed and beautifully appointed. The large room features a spacious wardrobe, offering ample storage for your belongings. A large window floods the room with natural light, creating a bright and inviting atmosphere. Thoughtfully decorated with a modern touch, this master bedroom provides the perfect retreat for rest and relaxation.

Bedroom 2

12' 8" x 10' 6" (3.85m x 3.20m)

This well-proportioned second bedroom is beautifully designed and filled with natural light from a large window. The room is arranged with twin single beds, making it a practical and flexible space for family, guests, or housemates. A spacious wardrobe provides excellent storage, ensuring the room remains tidy and functional. Stylishly finished, this bedroom offers comfort and elegance in equal measure.





Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 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	72	77
(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		
(69-80) C	72	79
(55-68) D		
(39-54) E		
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(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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