



## 198b Walton Village, Liverpool, Merseyside L4 6TW

£450

Welcome to this charming one-bedroom apartment located in the heart of Walton Village, Liverpool. This delightful flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

Situated in a central location, this property offers easy access to the East Lancashire Road, making commuting a breeze. Additionally, you'll find a variety of local amenities just a stone's throw away, ensuring that everything you need is within reach.

The apartment features a well-equipped kitchen, ideal for whipping up delicious meals to enjoy in the comfort of your new home. Whether you're a seasoned chef or just starting out, this kitchen has everything you need to create culinary delights.

This property is offered unfurnished, allowing you the freedom to decorate and style the space to your liking. With its fully fitted amenities, all you need to do is move in and start enjoying the convenience and comfort this apartment has to offer.

Don't miss out on this fantastic opportunity to make this one-bedroom apartment your new home. Book a viewing today and experience the convenience and charm of living in Walton Village.

## Lounge



Front aspect of property with laminate flooring and velux window with neutral decor

## Kitchen



Spacious kitchen with cooker supplied cushion floor and velux window offer plenty of natural light

## Bedroom



Double bedroom with neutral carpets and decor

## Bathroom



Shower-over-bath, basin and w.c. with window and cushion







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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