



# J&D

# ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**194b Walton Village, Liverpool, Merseyside L4 6TW**

**£650 Per month**

Nestled in the charming Walton Village of Liverpool, this delightful apartment above a shop offers a unique living experience. With one spacious reception room, this property is perfect for those seeking a comfortable and convenient home. The lounge features a large kitchen area, ideal for both cooking and entertaining, making it a wonderful space for relaxation and social gatherings.

The apartment boasts one well-appointed bedroom, complete with an en-suite bathroom that includes a bath and basin, ensuring privacy and comfort. The presence of double glazing throughout the property not only enhances energy efficiency but also provides a peaceful atmosphere, shielding you from the hustle and bustle of village life. Central heating ensures that the apartment remains warm and inviting during the cooler months.

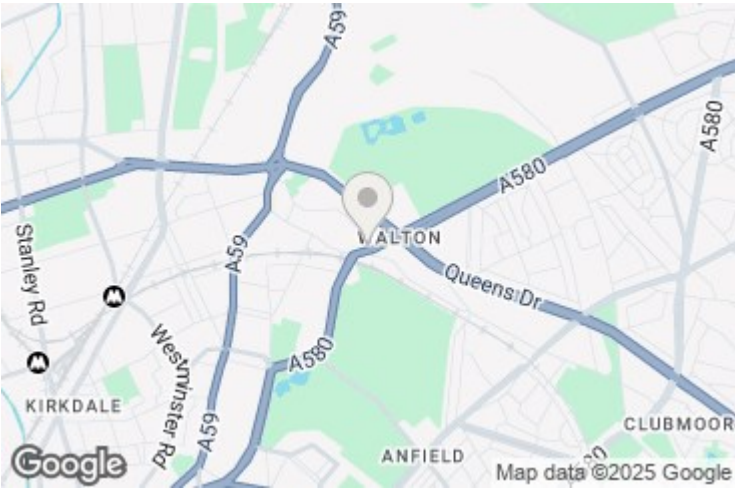
An added benefit of this property is that electricity bills are included, offering you peace of mind and simplifying your monthly expenses. This apartment is an excellent choice for individuals or couples looking for a cosy and practical living space in a vibrant community.

With its prime location in Walton Village, you will find yourself surrounded by local amenities, shops, and transport links, making it easy to explore all that Liverpool has to offer. This property presents a wonderful opportunity for those seeking a blend of comfort, convenience, and community. Don't miss the chance to make this charming apartment your new home.

Living Room



Bedroom



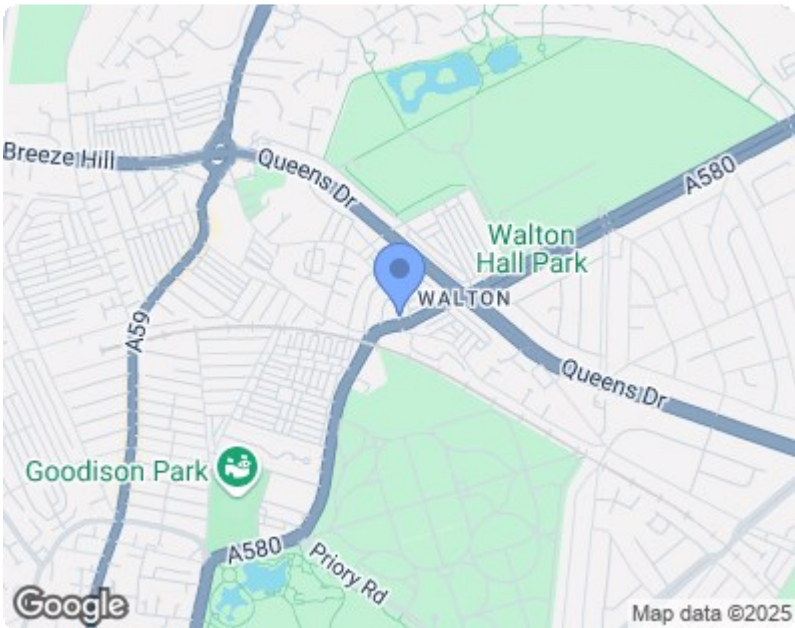
Hall

Kitchen / Diner



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	