



# J&D

## ESTATE AGENTS

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**218a Higher Lane, Liverpool, Merseyside L9 6DR**

**£625 Per month**

Discover this stylish 2-bedroom apartment, offering contemporary living in a prime location. The property features a modern fitted kitchen, seamlessly flowing into a bright and spacious open-plan living area, perfect for entertaining or relaxing.

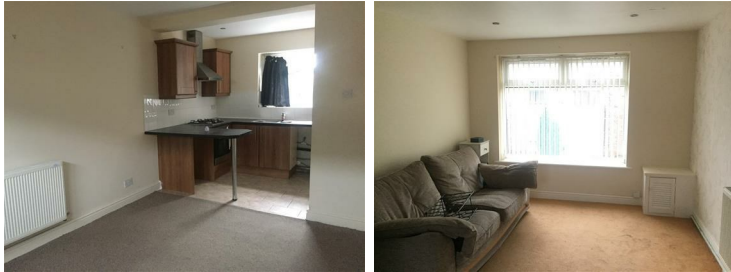
The sleek walk-in shower adds a touch of luxury to the well-appointed bathroom. With its modern finishes and well-designed layout, this apartment is ideal for first-time buyers, professionals, or investors.

### Entrance hall



Laminate floors neutral decor and meter cupboard.

### Lounge



Modern open plan living area offer entry of natural light and neutral decor

### Kitchen



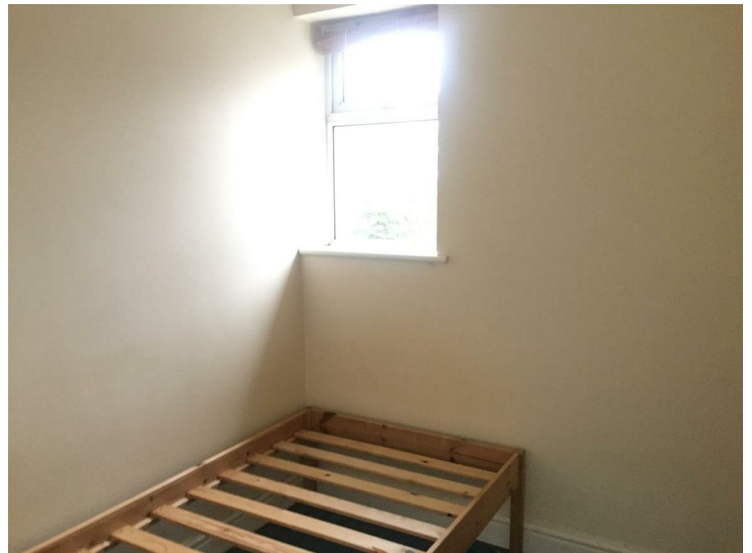
Tiled floors and splashback this modern fully fitted kitchen comes complete with oven, hob and extractor fan built in. The breakfast bar offers modern open plan living. Kitchen also houses the boiler

### Master bedroom



Spacious double bedroom with built in wardrobes and neutral decor.

### Bedroom 2

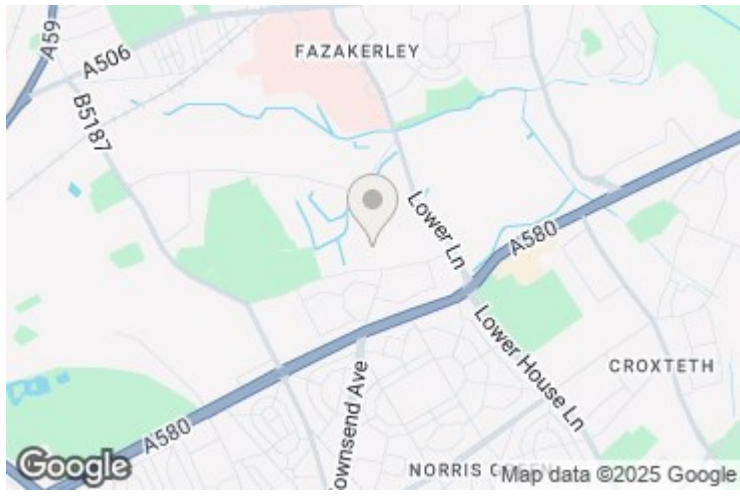


Single room, neutral decor and carpets

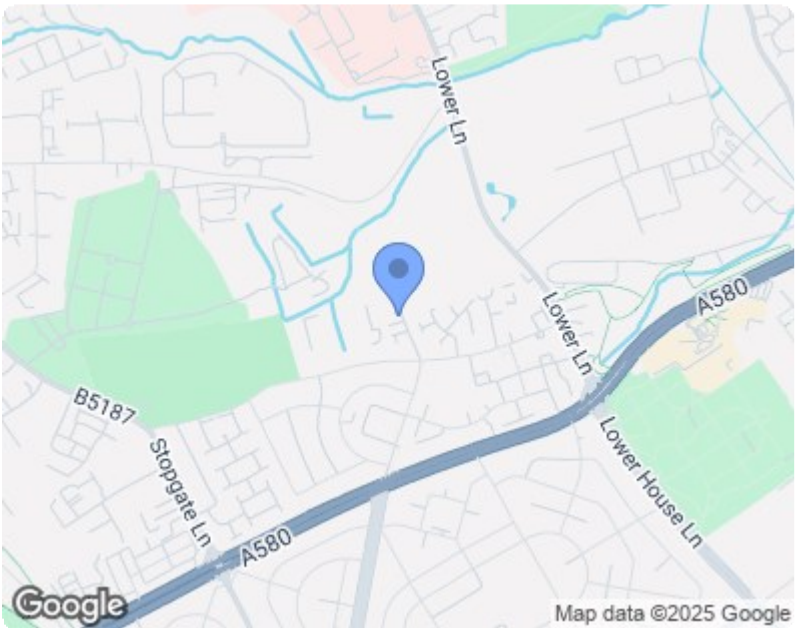
### Bathroom



Walk in shower with floor to ceiling glass shower screen. Tiled throughout with white basin and w.c.







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		
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England & Wales		EU Directive 2002/91/EC	