



J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



flat 2 Litherland Park, Litherland, L21 9HP

£795 Per month

A charming ground floor apartment in this well maintained building on Litherland Park. The property consists of master bedroom with en suite bathroom, second double bedroom overlooking the gardens, reception room opens out onto the private patio overlooking the gardens, kitchen with fitted appliances including dining area and this is all off the welcoming entrance hall. The apartment has a entry phone system and central heating. The property is ideally located for the many shopping and transport amenities of the surrounding areas.

Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Utility bills, council tax, telephone line and broadband are not included in the rent. If your tenancy does not qualify as an AST, additional fees may apply.

Entrance Hall



Neat and spacious and welcoming entrance hall

Master Bedroom



Master bedroom overlooking the rear gardens with ensuite.

Lounge



Light and bright lounge with french doors on to private patio and skylight offering plenty of natural light

Ensuite



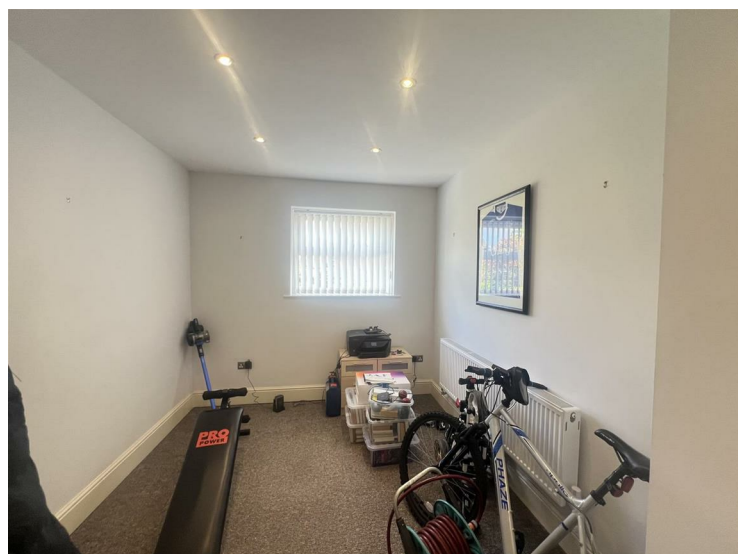
Ensuite shower room

Kitchen Diner



Functional and practical kitchen including built in appliances, spacious enough for dining table

Bedroom 2



Spacious double bedroom currently used as work out room

Bathroom



Main bathroom consisting of shower, basin and w.c

Private patio



Private patio leading from the main living space perfect for those summer nights

Communal Garden



large communal garden

Off street parking

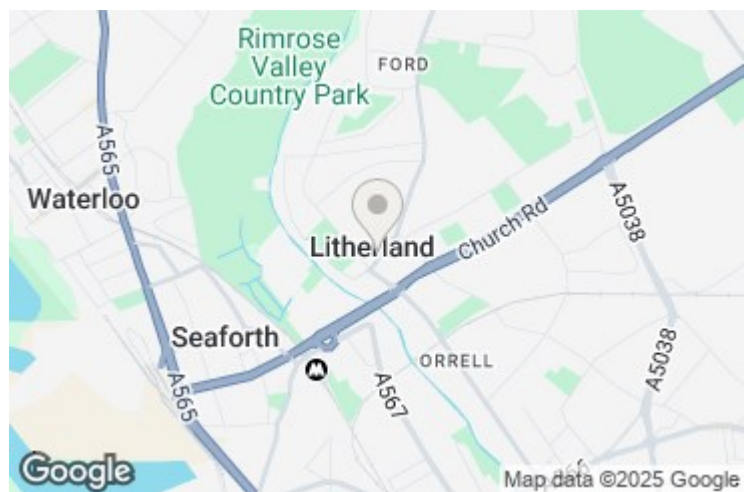


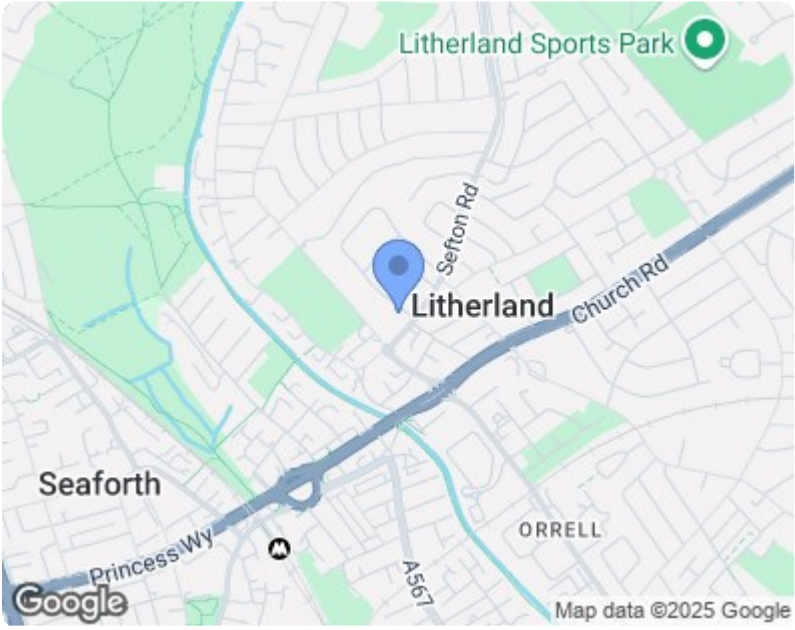
Front driveway of the building offering plenty of off road parking

External



Communal rear gardens





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	