



## 8 Blundellsands Court 6 Blundellsands Road West , Liverpool, L23 6RA £1,250

Nestled in the charming Blundellsands Road West of Liverpool, this delightful apartment is a true gem waiting to be discovered. Situated within the sought-after Blundellsands Court, this purpose-built property boasts a perfect blend of comfort and style.

Upon entering, you are greeted by a warm and inviting atmosphere, with a spacious lounge offering a perfect spot to unwind or entertain guests. The French doors leading to a Juliette balcony flood the room with natural light, creating a bright and airy feel throughout.

The master bedroom comes complete with an ensuite shower room, adding a touch of luxury to everyday living. Additionally, a well-equipped kitchen and a family bathroom cater to all your daily needs.

One of the highlights of this property is the beautifully maintained communal gardens, offering a serene escape from the hustle and bustle of city life. With off-road parking available for one vehicle, convenience is at your doorstep.

Furnished - Parking - Council Tax Band D - £1250 pcm excluding - Available 11th Feb

### Furnished

- Gas Fired Central Heating
- Off Road Parking
- Double Glazed
- Two Bedrooms
- Walking Distance to Beach
- Separate Kitchen
- First Floor Location

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan

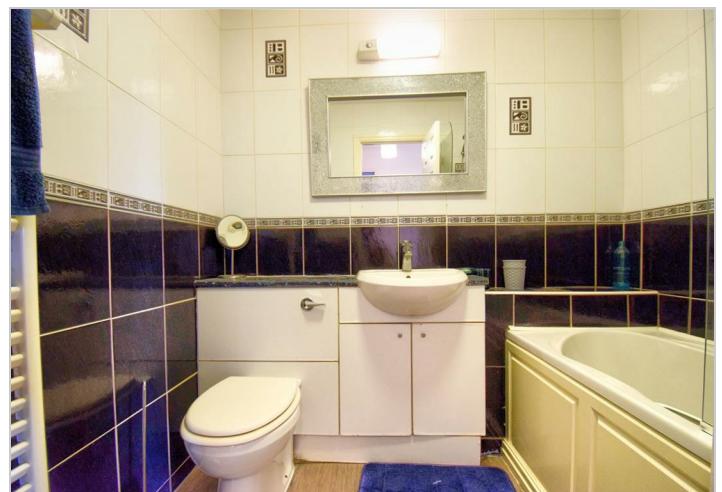


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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