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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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Gaywood Court Nicholas Road, Liverpool, Merseyside L23 6XN

£1,200 PCM

To let: an immaculate two-bedroom apartment within Gaywood Court in the Blundellsands area of Liverpool. This well-presented property offers a modern decor throughout and provides practical, low-maintenance living.

The apartment comprises a good-sized reception room and one kitchen, offering clearly defined spaces for living, dining and food preparation. There are two bedrooms and one bathroom, arranged to support comfortable day-to-day living. The property benefits from an EPC rating of B and falls within Council Tax Band B.

Residents-only parking and a garage are included, providing valuable parking and storage options. The setting within Blundellsands places the property within reach of the coastal amenities of Crosby beach and the surrounding promenade.

Blundellsands and nearby Crosby offer a selection of shops, cafés and everyday services, particularly around Crosby Village and College Road, which provide supermarkets, coffee shops and independent retailers.

Public transport connections are convenient, with Blundellsands & Crosby station offering regular Merseyrail services towards Liverpool city centre and Southport. Typical journey times to Liverpool Central are around 20 minutes, making this location suitable for commuting and access to the wider city.

Hallway
Entrance door, carpet

Utility Room
Double glazed window, boiler, fitted work surface, base units and washing machine

Lounge
Two double glazed windows, radiators and carpet

Kitchen
Double glazed window, range of fitted base and wall units, single drainer sink with mixer tap, integrated oven and hob, extractor hood, integrated fridge/ freezer.

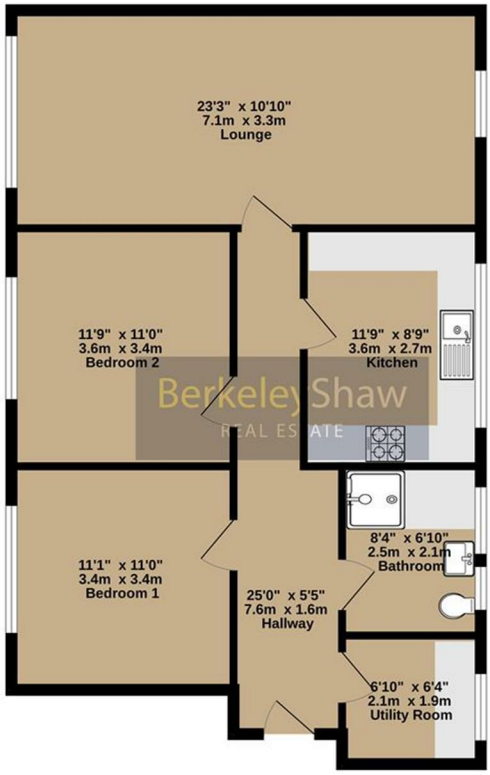
Bedroom 1
Double glazed window, radiator, carpet and wardrobe

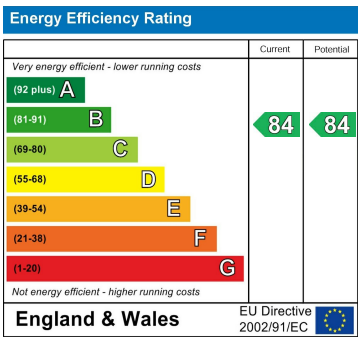
Bedroom 2
Double glazed window, radiator and carpet

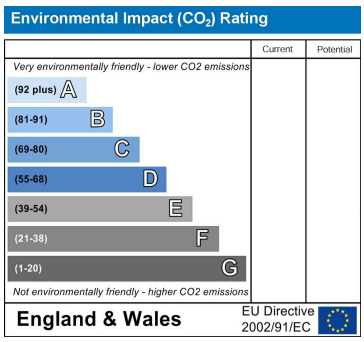
Shower Room
Double glazed window, tiled walls, large walk in shower with glazed surround, low level w.c. and sink

Garage
Up and over door

GROUND FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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