



J&D ESTATE
AGENTS
SALES | LETTINGS | MANAGEMENT



218 Higher Lane, Liverpool, Merseyside L9 6DR

£625

We are proud to offer this first floor 2 bedroom modern flat. Close to aintree hospital, this apartment offers modern fitted kitchen open living area and walk in shower in bathroom. Neutral decor throughout this property must be viewed to be fully appreciated .

Property is currently under works and will be ready for viewing in 2 weeks!

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

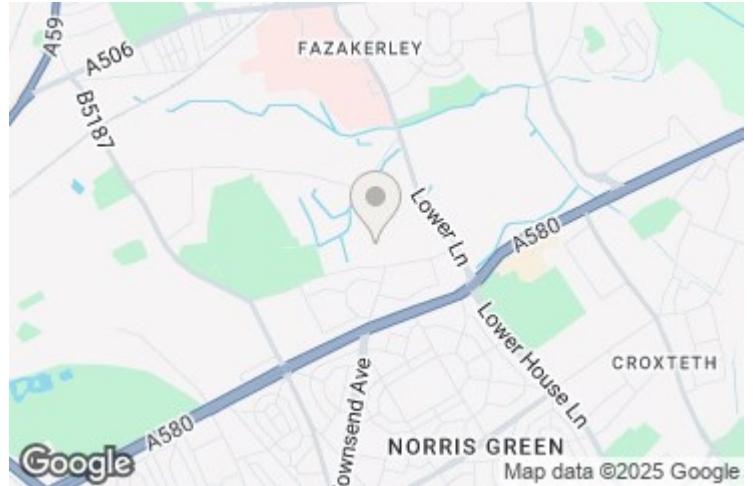


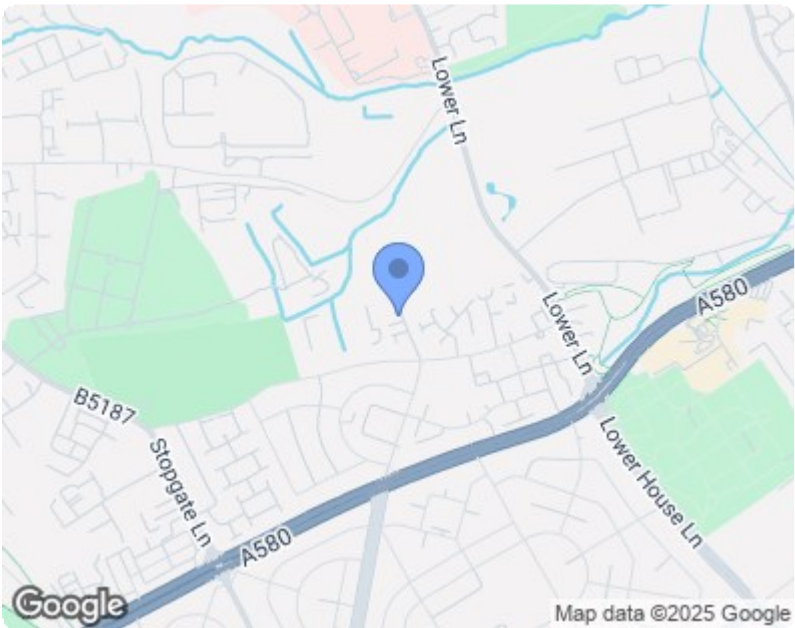
Single room, neutral decor and carpets

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 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		