



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**219A Long Lane, Liverpool, L9 6AD**

**£625**

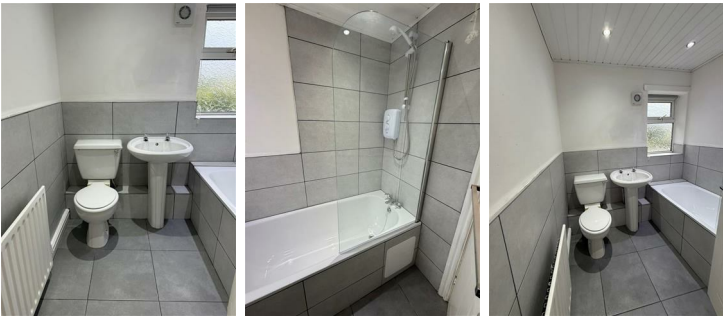
Nestled in the heart of Walton, Liverpool, this recently refurbished first-floor flat on Long Lane offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a modern and comfortable home.

The flat boasts a brand-new kitchen and bathroom, ensuring that you can enjoy contemporary living with all the conveniences you desire. The thoughtful refurbishment has enhanced the space, making it both stylish and functional. Natural light floods the rooms, thanks to the double-glazed windows, creating a warm and inviting atmosphere throughout.

Situated close to local amenities, you will find everything you need within easy reach, from shops and cafes to parks and public transport links. This prime location allows for a balanced lifestyle, combining the tranquillity of residential living with the vibrancy of urban conveniences.

Whether you are looking to invest in your first home or seeking a rental opportunity, this flat presents an excellent choice. With its modern features and ideal location, it is sure to attract interest. Do not miss the chance to make this charming flat your new home.

Bathroom



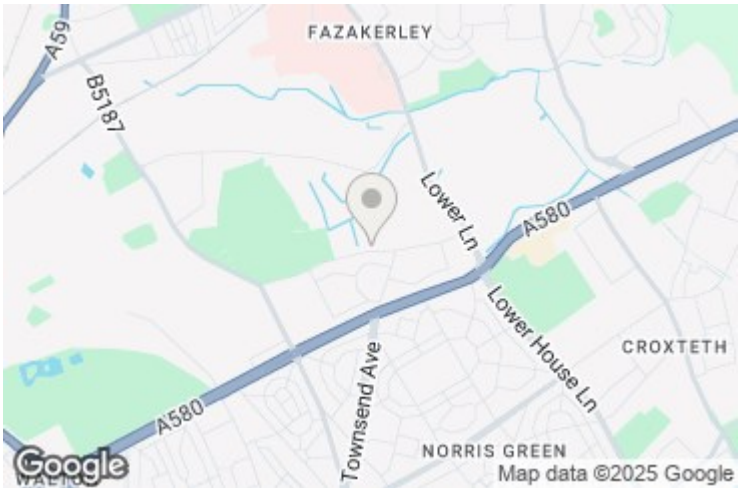
Bedroom 1

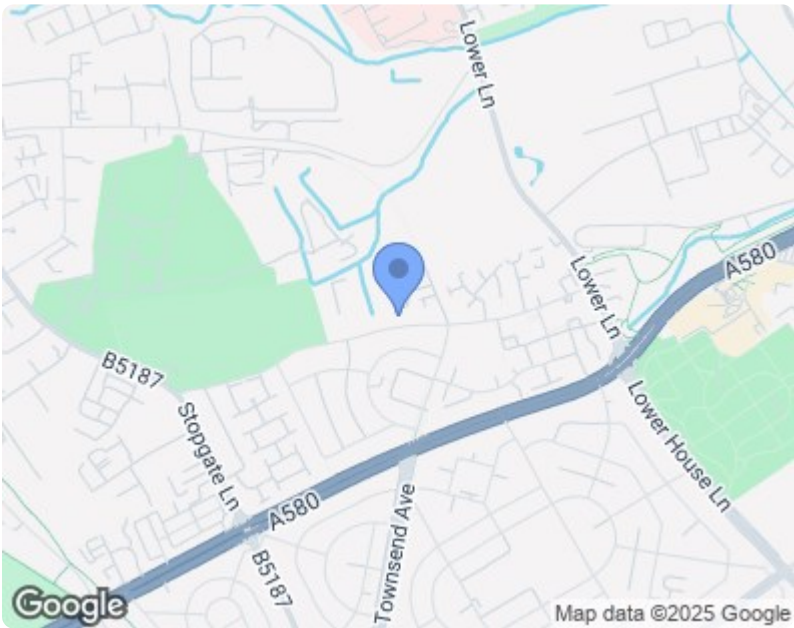


Bedroom 2



Kitchen





| 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                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |