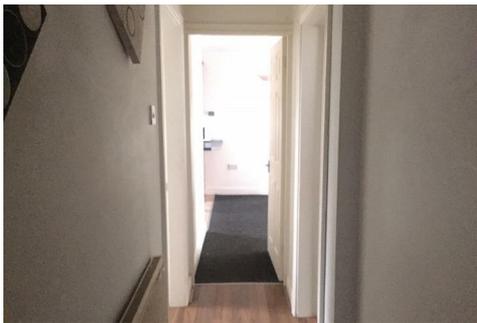




**J&D** ESTATE AGENTS  
SALES | LETTINGS | MANAGEMENT



**220 Higher Lane, Liverpool, Merseyside L9 6DR**

**£625 Per month**

J&D Estate Agents are proud to offer for rent this purpose built first floor one bedroom apartment in Fazakerley. Close to Aintree University Hospital and all local amenities. The property benefits from, wetroom fully fitted kitchen with oven hob and extracor, breakfast bar. Gas central heating and double glazing make the property ultra modern and warm. this would be a perfect first home, or even for someone downsizing.

## Entrance Hall

## Lounge

Spacious lounge with carpets and neutral decor

## Kitchen

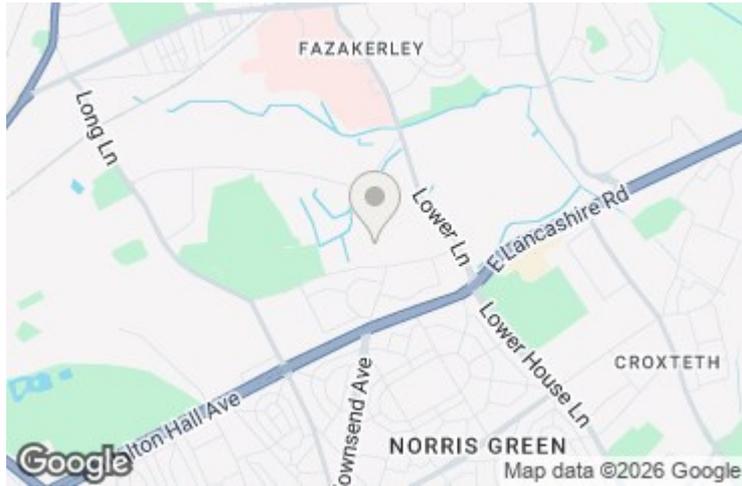
Modern fitted kitchen with oven hob and extractor built in, open plan living is offered with the breakfast bar opening out into the living area

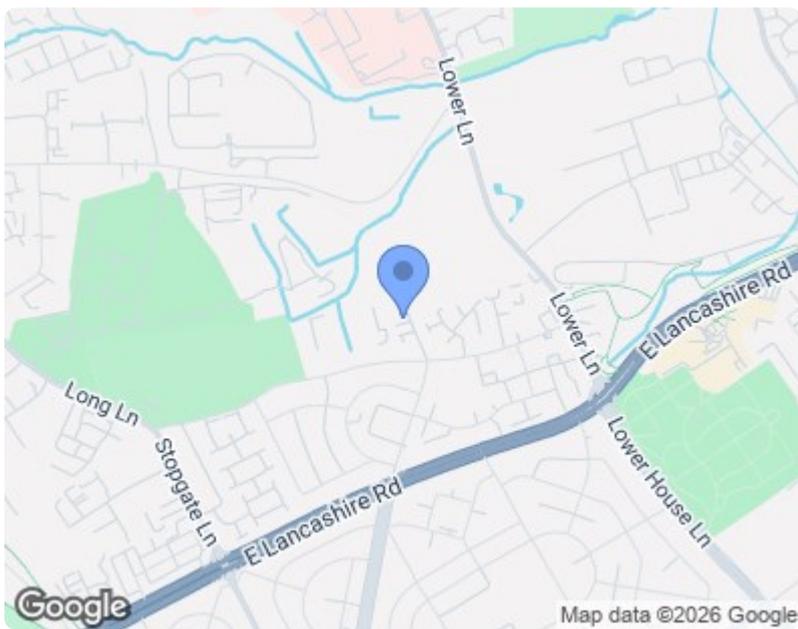
## Bedroom

Spacious double bedroom with carpets and neutral decor and built in wardrobes.

## Bathroom

Walk in shower with floor to ceiling glass, basin and w.c. tiled walls and floors





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	