



J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



313 Walton Lane, Liverpool, Merseyside L4 5RJ

£625 Per month

****TO LET**** - 1 bedroom apartment.

Spacious first floor apartment to let in the popular location of L4.

Briefly comprising spacious lounge with bay window feature, modern kitchen, bright double bedroom and fresh bathroom all with neutral tones.

The property has great transport towards the city centre and is located moments away from shops and other amenities. Property benefits from gas fired central heating and double glazing.

To arrange a viewing please call the branch on 0151 524 9313

Lounge



Feature bay window with laminate flooring and neutral decor, laminate flooring.

Bedroom 1



Double bedroom with side aspect of property, laminate flooring and neutral decor

Modern Kitchen



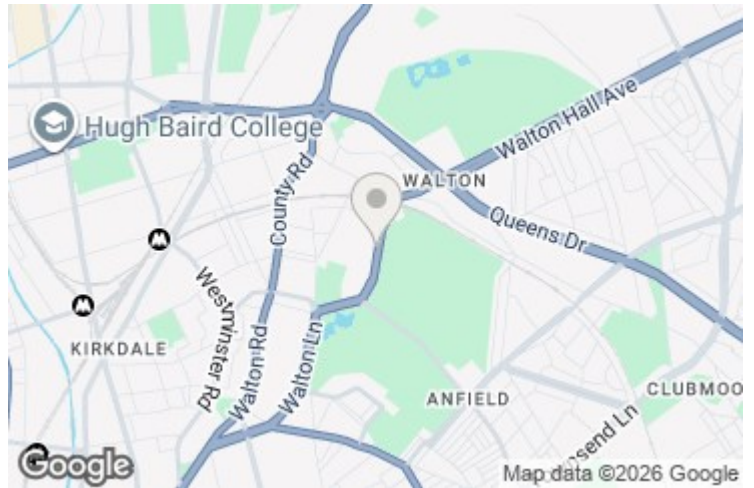
Fitted kitchen with oven hob and extractor with tiled splash

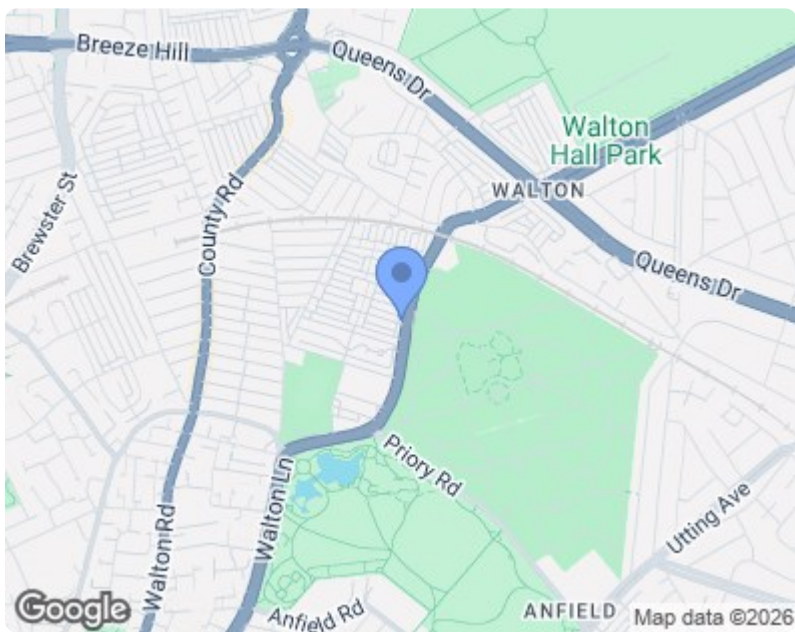
back, cushion flooring and storage cupboard housing combination boiler

Bathroom



bathroom with shower over bath, basin with pedestal 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	