



## Sunningwell, 2 Merrilocks Road, Liverpool, Merseyside L23 6UN

### £1,200 PCM

Nestled in the charming area of Sunningwell on Merrilocks Road, this delightful first-floor apartment in Blundellsands offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a spacious living room that boasts an inviting atmosphere, enhanced by natural light streaming through the double-glazed windows. The living room also features a lovely balcony, providing a perfect spot to enjoy your morning coffee or unwind in the evening while taking in the pleasant surroundings.

The apartment includes a well-appointed bathroom, ensuring all your needs are met. The gas central heating guarantees warmth and comfort throughout the colder months, making this home a cosy haven year-round.

Additionally, the property benefits from designated parking for one vehicle, a valuable asset in this sought-after area. Blundellsands is known for its picturesque coastal views and vibrant community, offering a range of local amenities, including shops, cafes, and recreational facilities.

This apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a desirable location. With its appealing features and prime setting, it is not to be missed.



Hallway

Entrance to apartment, sliding storage cupboard, walk in storage cupboard

Lounge

Double glazed windows, double glazed patio door to balcony, carpet, radiator, feature fireplace with electric inset fire

Kitchen Diner

Double Glazed window, radiator, kitchen comprises of a range of fitted base aand wall units, fitted electric cooker, hob, extractor hood, boiler

Bathroom

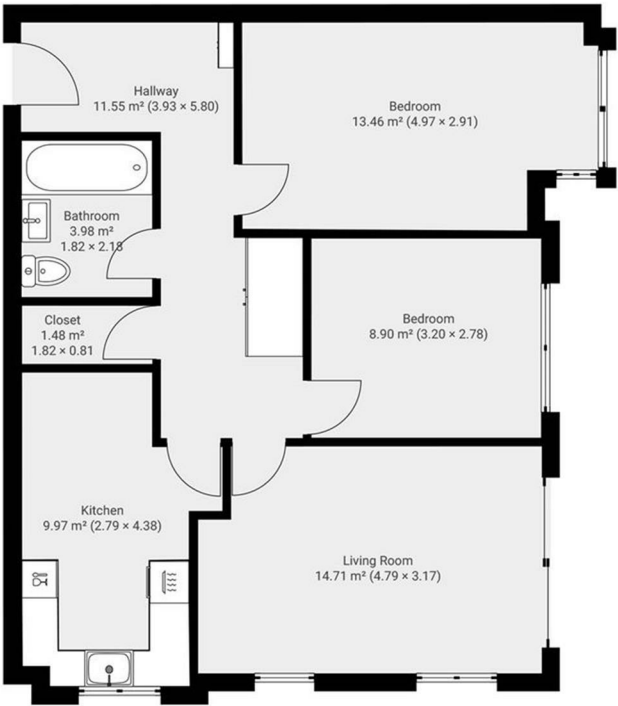
Tiled walls and floor, P-Shaped Panelled Bath with glass bath panel, combination shower, vanity sink unit, low level w.c. ladder towel rail.

Bedroom 1

Double glazed windows, Radiator, carpet, fitted wardrobe.

Bedroom 2

Double glazed windows, Radiator, carpet,



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		
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