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REAL ESTATE

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Sundene Lodge The Esplanade, Liverpool, Merseyside L22 5RN

£1,100 PCM

To let – an immaculate two-bedroom apartment within Sundene Lodge, a well-presented development on The Esplanade in Waterloo, Liverpool.

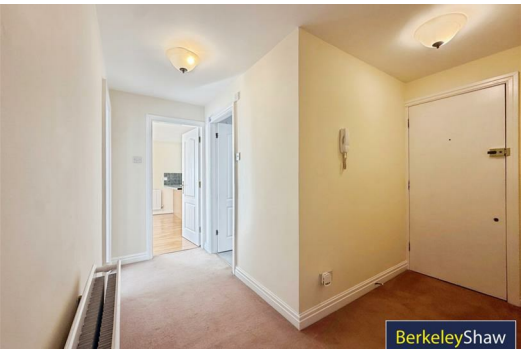
The property offers a bright reception room with wood flooring and full-height windows, creating a pleasant outlook and excellent natural light. The adjoining modern kitchen is fitted with wood-fronted units, ample worktop space and integrated oven, with tiled flooring for practicality.

There are two well-proportioned bedrooms, both neutrally decorated and benefiting from good storage, offering flexible use as double bedrooms or a main bedroom and home office. The contemporary bathroom includes a white suite with shower over bath and tiled walls. The apartment is finished in a clean, neutral palette throughout, ready for immediate occupation.

Externally, the development provides one allocated parking space and well-kept communal areas. With an EPC rating of C and council tax band C, running costs are expected to be reasonable.

The Esplanade is moments from the Waterloo and Crosby waterfront, with Marine Lake, Crosby Coastal Park and the renowned Antony Gormley "Another Place" sculptures all close by for walking, running and cycling. South Road and Crosby village offer a range of supermarkets, independent cafés, bars and restaurants.

Waterloo station is approximately 10 minutes' walk away, providing regular services to Liverpool city centre in around 15 minutes and to Southport in about 25 minutes, making this an excellent base for commuters.



Hallway
Storage Cupboard, Radiator

Lounge / Kitchen
Double glazed windows, radiator. Laminate flooring, kitchen comprises of range of wall and base unit fitted integrated fridge/ freezer, integrated electric oven gas hob, washing machine, single drainer sink unit with mixer tap, boiler.

Bedroom 1
Double glazed window, fitted wardrobe, drawer unit, radiator, carpet

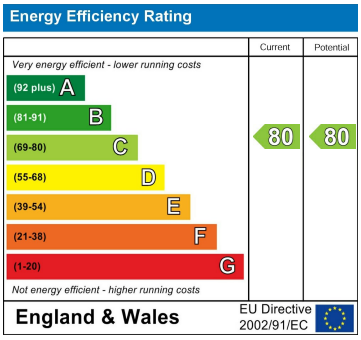
Bedroom 2
Double glazed window, radiator, carpet, fitted wardrobe, drawer unit

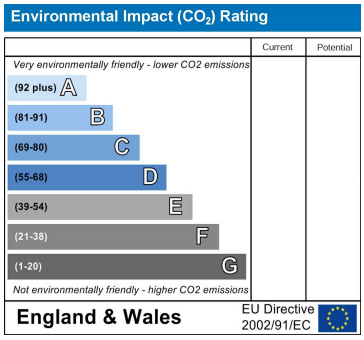
Bathroom
Fully tiled walls and flooring, bathroom comprises of a low level w.c., pedestal sink with taps , bath with electric shower over, shower rail and curtain

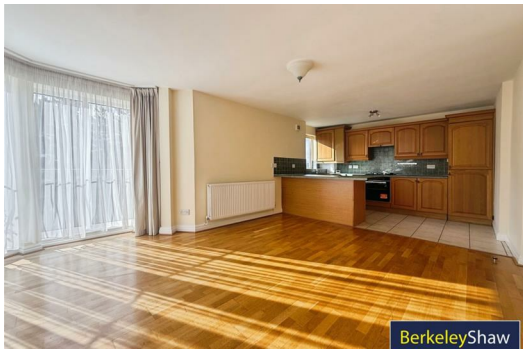
Communal Exterior
Parking, Communal gardens

Lounge

kitchen





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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