



BerkeleyShaw

Gaywood Court Nicholas Road, Blundellsands, Liverpool L23 6XN

£1,200 PCM

Nestled in the charming area of Blundellsands, this beautifully refurbished Second Floor Two bedroom apartment TO LET within Gaywood Court, Nicholas Road offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a tranquil retreat close to the coast.

Upon entering, you are welcomed into a spacious dual aspect lounge that bathes in natural light, creating an inviting atmosphere for relaxation or entertaining guests.

The apartment features a stylish shower room, thoughtfully designed to cater to your needs. Additionally, the property includes Fully fitted kitchen and separate Utility Room, garage and resident only onsite parking, ensuring ease of access in this sought-after location.

Blundellsands is renowned for its picturesque surroundings, with beautiful beaches and local amenities just a stone's throw away. This apartment not only provides a comfortable living space but also places you within reach of the vibrant community and stunning coastal views that this area is famous for.

Council Tax Band: B
Deposit: £1384
Minimum Term: 12 Months



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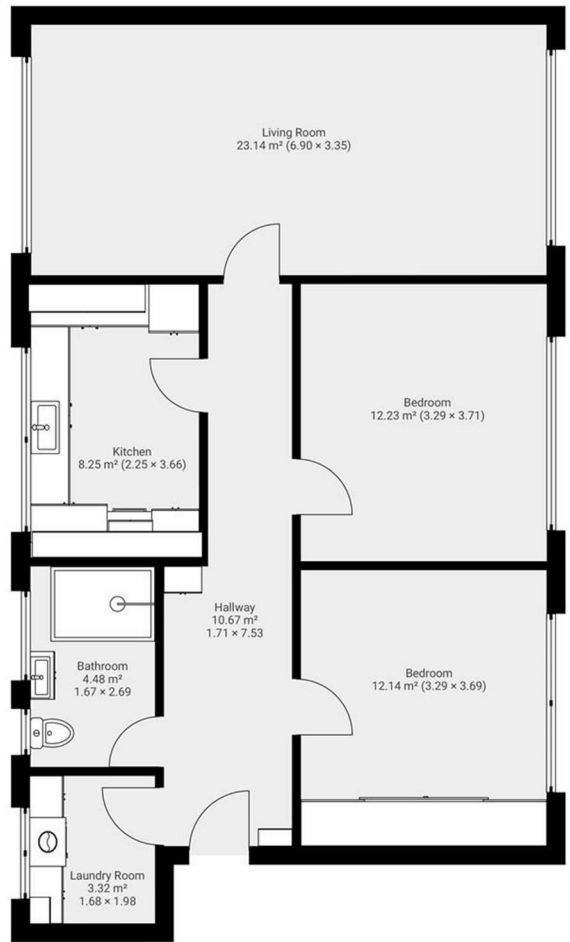


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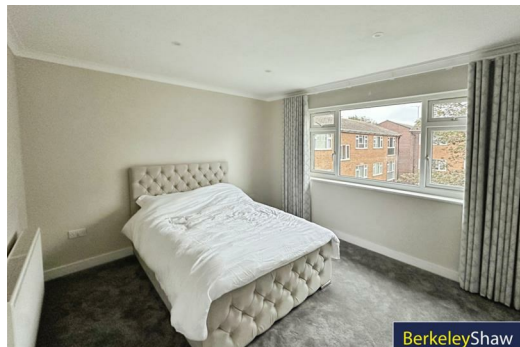
- Hallway
- Utility Room
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Shower Room

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		
	81	81
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 	



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