



## Rutland House Nicholas Road, Liverpool, L23 6TT

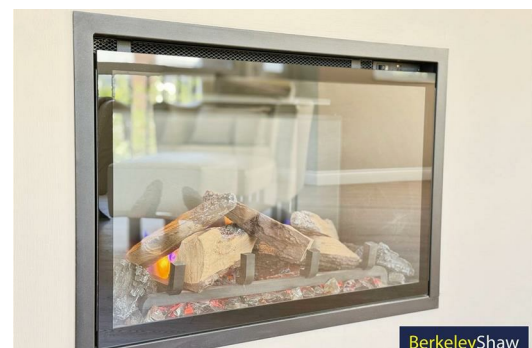
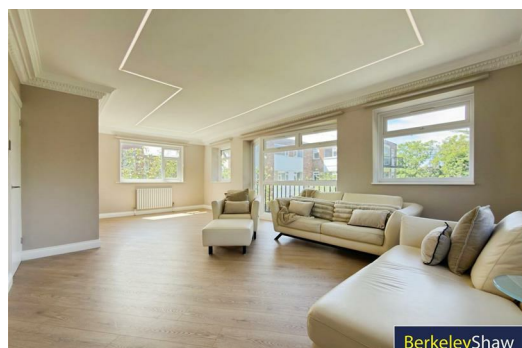
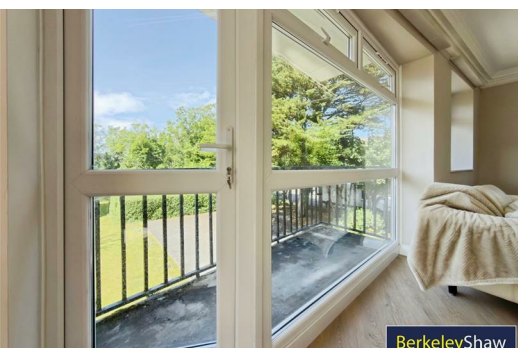
### Asking Price £250,000

A rare opportunity to acquire this stunning first-floor apartment, situated in the heart of Blundellsands and finished to an exceptional standard throughout. Having undergone a comprehensive, HIGH-SPECIFICATION renovation, this beautiful two DOUBLE bedroom home combines contemporary luxury with cutting-edge SMART HOME technology, creating an energy-efficient and effortlessly stylish living environment.

The property has been refurbished to the highest standards, with every detail carefully considered. Improvements include new laminate flooring throughout, complete rewiring, new plumbing, a new combi boiler, new radiators, replacement windows and balcony doors, ensuring both comfort and efficiency for years to come. The apartment benefits from TWO PRIVATE BALCONIES, providing excellent outdoor space and allowing natural light to flood the lounge/dining room and second bedroom.

At the heart of the home is a superb fully INTEGRATED kitchen, featuring premium porcelain worktops and a range of high-end smart appliances, including an integrated microwave, smart oven and smart washing machine. The INTELLIGENT HOME SYSTEM enables remote control of key features from anywhere, including the heating, LED lighting, fireplace and appliances, offering convenience, security and energy efficiency.

The luxurious bathroom has been beautifully appointed with contemporary PORCELAIN tiling and quality fittings, while the spacious living accommodation and two generous double bedrooms provide a perfect balance of style and practicality.



# Communal Hall

## Hall

### Lounge Diner

24'1" x 10'8" (7.36 x 3.27)

### Kitchen

9'3" x 7'4" (2.82 x 2.25)

### Bedroom 1

14'5" x 10'2" (4.41 x 3.11)

### Bedroom 2

10'1" x 13'3" (3.08 x 4.06)

### Bathroom

8'5" x 5'5" (2.58 x 1.66)

### Garage

GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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#### 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		
	78	81
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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