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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



The Lighthouse Church Walk, Bootle, L20 4AS

£850 PCM

Enjoying an elevated position in the heart of Bootle, this attractive two-bedroom apartment TO LET at The Lighthouse, Church Walk, presents an excellent opportunity to enjoy modern living in a recently refurbished home. Occupying the 10th floor, the apartment benefits from far-reaching views across the surrounding area, creating a lovely backdrop to everyday living.

Stepping inside, you are greeted by a generous reception room, offering plenty of space to relax, socialise or entertain. The apartment provides two comfortable bedrooms, making it ideally suited to professionals, couples or a small family. Completing the accommodation is a stylish, contemporary shower room, finished to complement the apartment's refreshed interior.

Adding further appeal is the private balcony, providing a welcome outdoor space to enjoy the elevated outlook, whether starting the day with a coffee or unwinding in the evening. The development also benefits from lift access, ensuring convenient access to the apartment despite its impressive 10th-floor position.

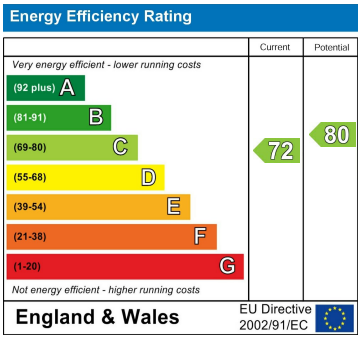
Combining a fresh, modern interior with attractive views and a convenient town-centre location, this is a fantastic opportunity to secure a well-presented home within one of Bootle's newer residential developments.

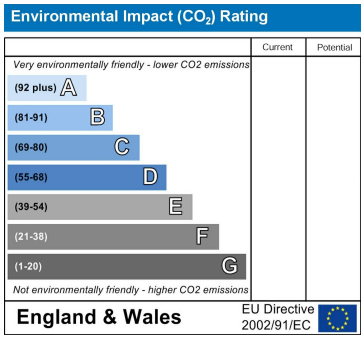
Deposit - £980
EPC Rating - C
Council Tax Band - Banding TBC

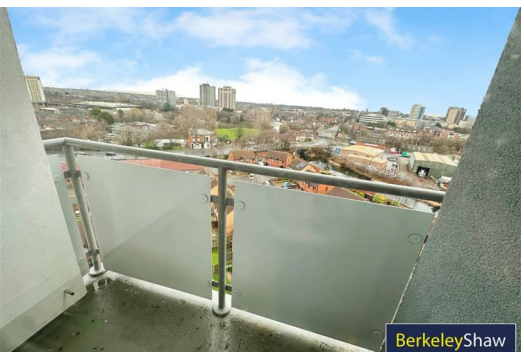







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


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