



## 4 Church Close Court Church Road, Liverpool, L37 3NF

### £850

\*AVAILABLE NOW!

\*TWO BEDROOM FIRST FLOOR APARTMENT\*

\*UNFURNISHED\*

We are delighted to offer for RENT this two bedroom first floor apartment is only a couple of minutes walk from Formby Village and its many, bars, restaurants and shops.

On entering the property, you will find that it is decorated neutrally throughout and has plenty of storage.

The property briefly comprises of two good sized bedrooms, a spacious living room, kitchen and bathroom.

The bathroom has a white suite with WC, basin and walk-in shower. The kitchen is bright with plenty of cupboard space and oven with hob.

As well as the excellent location, the apartment also benefits from a garage, off road parking, communal gardens and gas central heating.

Minimum term 12 months

Council Tax Band C

- Available now
- Garage included
- EPC Rating E
- Two Bedroom Apartment
- Communal Gardens
- Viewing highly Recommended
- First Floor
- Conveniently Located for Formby Village
- Council Tax C

### **Communal Entrance**

Access via front or rear of the building. uPVC double glazed door, stairs to upper floor. Carpet flooring.

### **Apartment Hallway**

Wood laminate flooring, Storage cupboard, gas fired central heating double radiator.

### **Living Room**

10'10" x 17'4" (3.30m x 5.28m)

Carpet Flooring. Gas fired central heating radiator. uPVC double glazed westerly facing large window with front aspect. Fire surround. Two x suspended ceiling lights.

### **Separate Kitchen**

7'6" x 11'11" (2.29m x 3.63m)

wall and floor cupboards, drawers, work surface, space for washing machine, space for gas cooker and fridge, large cupboard housing combi boiler, gas fired central heating radiator, uPVC double glazed window with rear aspect.

### **Bedroom One**

11'11" x 12'11" (3.63m x 3.94m)

Carpet flooring, gas fired central heating radiator, uPVC double glazed large window with front facing aspect.

### **Bedroom Two**

7'9" x 10'10" (2.36m x 3.05m3.05m)

Gas fired central heating radiator. uPVC double glazed window with rear facing aspect.

### **Bathroom**

8'05" x 5'03" (2.57m x 1.60m)

Three piece white suite comprising: Panelled bath with Triton electric shower over. Wash hand basin. Low level w.c., Gas fired central heating radiator. uPVC double glazed frosted window.

### **Garage**

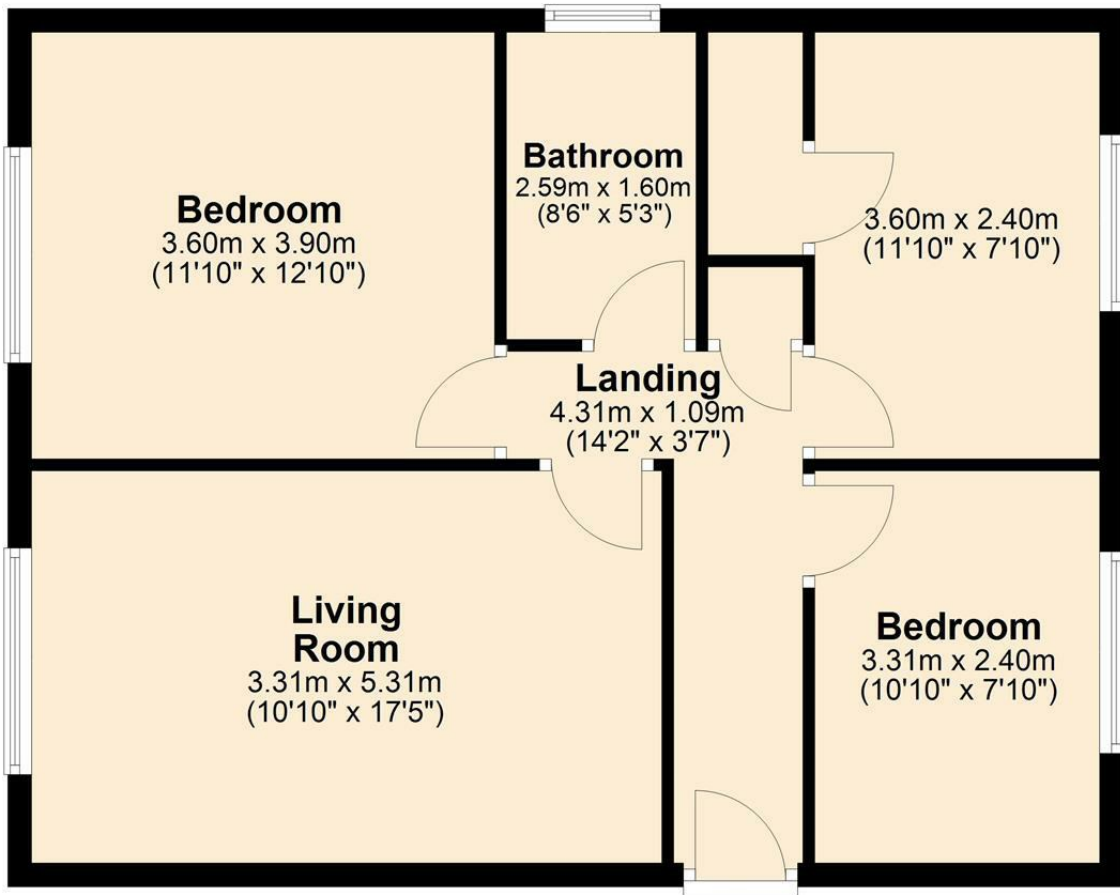
Access via rear communal door. Up and over door.

### **Communal Gardens**

Established communal gardens to the front, side and rear. Laid to lawn with evergreens, shrubs and trees.



# First Floor



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	75
(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	
<b>England &amp; Wales</b> 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>	53
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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