



## Flat 5, 4 Normanton Avenue, Liverpool, L17 4JL

### £795

Nestled in the heart of Normanton Avenue, Liverpool, this charming second-floor furnished apartment is a true gem waiting to be discovered. As you step into this converted period house, you are greeted by a welcoming communal entrance that sets the tone for the elegance that awaits inside. The apartment features a well-appointed open plan layout encompassing a sitting area, dining space, and a modern kitchen, perfect for both relaxing and entertaining guests.

The bedroom, a tranquil sanctuary, offers a peaceful escape at the end of a long day. Adjacent, you'll find a tastefully designed bathroom, ideal for unwinding with a luxurious soak in the tub.

With wood sash windows that flood the space with natural light and gas-fired central heating to keep you warm during the colder months, this apartment ensures comfort all year round. Additionally, the convenience of on-street parking adds to the allure of this property.

Situated near the vibrant Lark Lane and the picturesque Sefton Park, this apartment offers the best of both worlds - a tranquil retreat with easy access to local amenities and green spaces.

Available 17th May

Rent £795 pcm excluding bills

Deposit £917 Holding deposit = 1 weeks rent

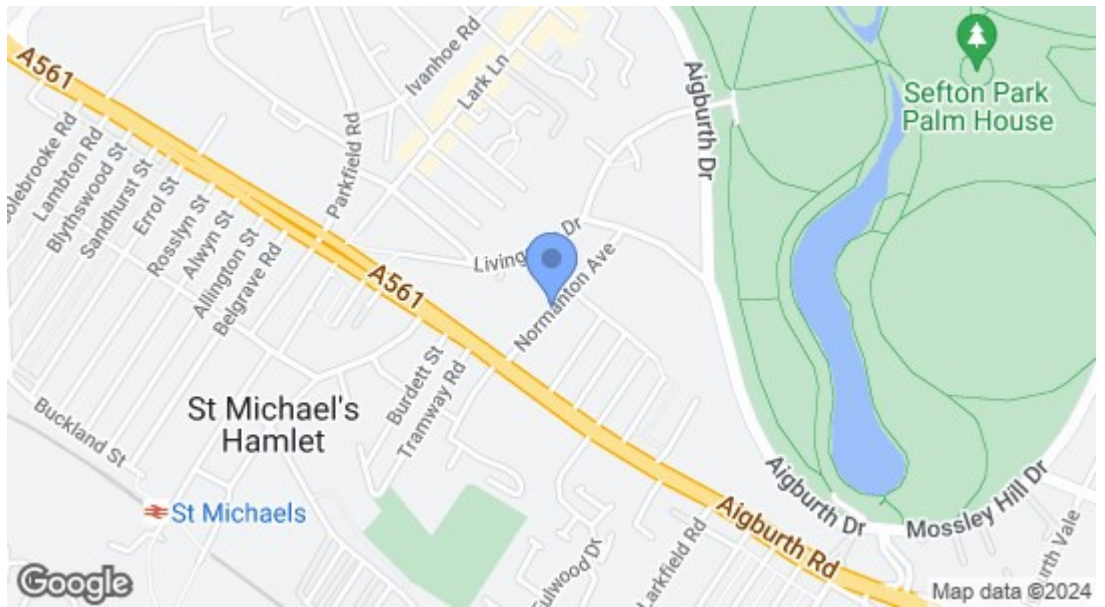
Council Tax Band A

- Penthouse Apartment
- Available from 17th May
- Viewing Required
- One Bedroom
- EPC Rating
- Furnished Apartment
- Council Tax Band A





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	69
(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	
	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>	
(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



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com