



5 Linksview Hall Road West, Liverpool, L23 8RA

£2,200 Per month

We are delighted to bring to the market a Four Bedroom unfurnished Penthouse apartment set in the private and secure development on Hall Road West overlooking West Lancashire Golf Club, in the exclusive Blundellsands area, Just a moments walk to Hall Road Train station and 400m to Crosby Beach.

The apartment briefly comprises: Four Bedrooms with the fourth bedroom making an ideal study/office. Two Ensuite bathrooms, Two cloaks rooms, Fitted kitchen open to Living/Dining area, Utility Room, Large terrace with incredible views overlooking the golf course..

Also benefitting from a Garage and off road parking, this is definitely one not to miss!

Available From End of May

Rent £2200 pcm excluding Bills

Deposit £2538

Holding Deposit = 1 weeks rent

Unfurnished

Minimum Term 12 Months

Council Tax Band F

EPC Rating B

Please call 01517099638 to arrange a viewing.

- Penthouse Apartment
- Two Bathrooms
- Wonderful Views
- Council Tax Band
- Unfurnished
- Large Terrace
- Exclusive Location
- Three Bedrooms
- Off Road Parking and Garage
- EPC Rating

Hall way

Wood flooring, radiator

Bedroom Two / Sitting Room

Double glazed window, radiator and wooden flooring Front Aspect

Cloakroom One

Tiled floor, heated ladder towel rail, low level wc and contemporary washbasin.

Bedroom One

Double glazed window, radiator and fitted carpet.

En-Suite Shower Room

Walk-in shower, panel bath heated ladder towel rail, wc and washbasin.

Open Plan Living/Dining Room

Double glazed doors leading to balcony with superb views, wooden flooring, two radiators. Open to Kitchen

Kitchen

Wall and base units, built in double oven, dishwasher, fridge and freezer, stainless steel sink unit, tiled floor, window., wine chiller

Utility

Base units, sink unit and built-in freezer and washing machine.

Inner Hall

wooden flooring

Bedroom Three

fitted carpet, double radiator and double glazed window

En-Suite Shower Two

Walk In Shower, tiled floor, heated ladder towel rail, low level wc and contemporary washbasin

Staircase to Upper Floor

Bedroom Four/Study

Fitted carpet, radiator and double glazed window.

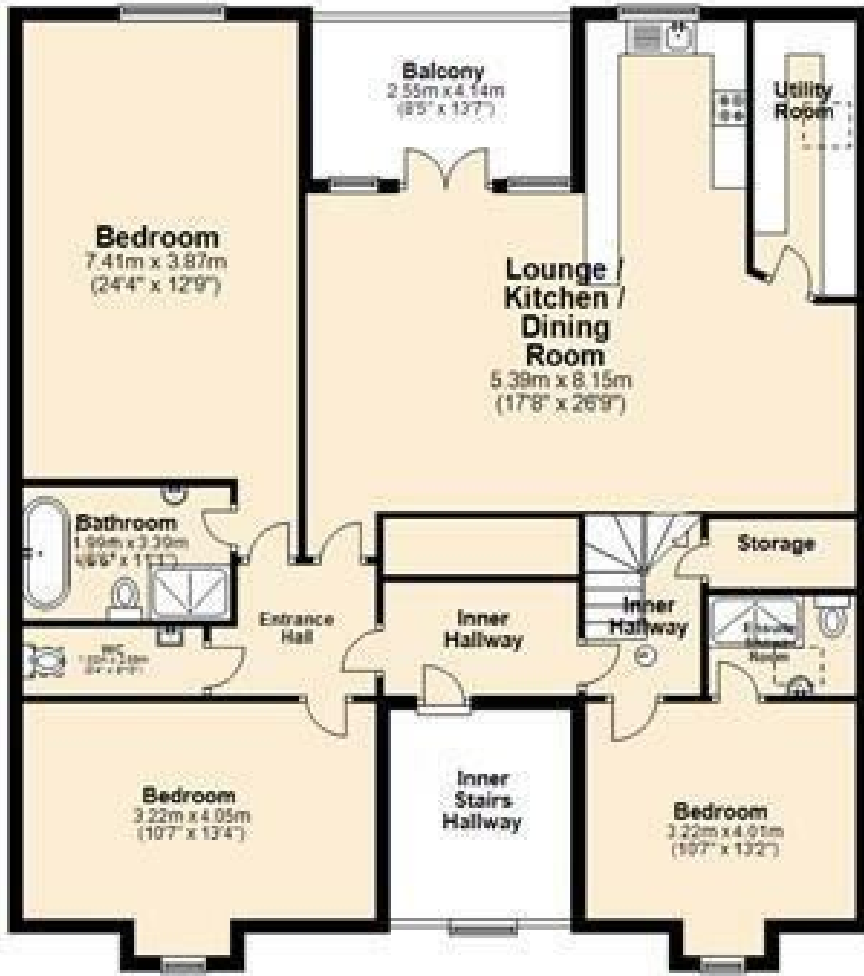
Cloakroom Two

tiled floor, low level wc and washbasin

Parking

Off Road parking for one car plus a Garage

2nd Floor Apartment
Approx. 136.9 sq. metres (1473.2 sq. feet)



Top Floor
Approx. 19.5 sq. metres (209.5 sq. feet)



Total area: approx. 156.3 sq. metres (1682.7 sq. feet)

EAA (English energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not purport to be absolutely accurate but are provided as a guide only. Plan produced using PlanUz.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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