



REDUCED FOR A QUICK LET
HIGH SPEC REFURBISHMENT
RENT INCLUDES WI-FI

SPACIOUS 2 (DOUBLE) BEDROOM
APARTMENT

BRAND NEW FIXTURES AND FITTINGS

SOUGHT AFTER LOCATION



Allerton Road
L18 2DG

Monthly Rental Of
£995.00

GROUND FLOOR ENTRANCE

Enter through your own private front door in between Voglio gift shop and Chatwins craft bakery into the ground floor hallway leading to a further lockable door for added security. You will then find the stairs leading to the first floor with useful under-stairs storage with lighting. The ground floor provides a great space for storage of those items you want to keep out of mind - think shoes, coats and bikes.

STAIRS AND LANDING

From the ground floor hallway with stairs leading to the first floor and a spacious landing bringing you into the apartment itself, a good distance away from the front door into a peaceful and bright space. There are doors leading to the bathroom, kitchen, bedroom 1, lounge and bedroom 2.

BATHROOM 7' 3" x 5' 7" (2.21m x 1.70m)

Tiled floors and partly tiled walls, white suite with black fittings. Shower over bath. Modern vertical radiator. Rear aspect frosted double glazed window with blind. Boiler storage. Ceiling spot lights.

KITCHEN 10' 2" x 6' 9" (3.10m x 2.06m)

Modern fitted kitchen, white units with chrome handles and wood finish work top. Electric ceramic hob with integrated oven. Integrated upright fridge freezer and washer dryer. Partly tiled walls and tiled floor. Breakfast bar. Vertical radiator. Rear aspect window with blinds. Ceiling spotlights.

BEDROOM 1 0' 0" x 11' 5" (0.00m x 3.48m)

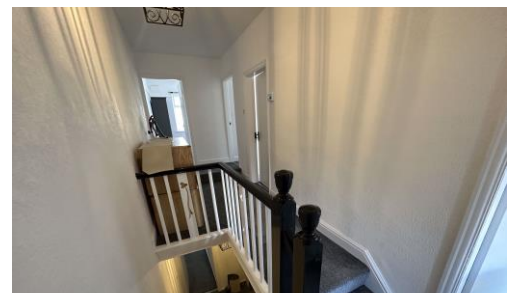
Furnished with king size bed, mattress and free standing wardrobes with mirror and drawers. Rear aspect double glazed window with blind and curtain pole. Lockable internal door. Central ceiling light fitting with pendant and shade.

LOUNGE 16' 4" x 13' 4" (4.97m x 4.06m)

Furnished with cream leather 2 seater sofa with matching armchair, table and 4 chairs, storage (TV unit) and side table. Front aspect double glazed window with blinds and curtain pole fitted. Central 3 arm ceiling light fitting.

BEDROOM 2 13' 8" x 7' 5" (4.16m x 2.26m)

Furnished with double bed, mattress, free standing 2 door wardrobe and matching chest of 2 drawers. Lockable internal door. Ceiling light with pendant and shade. Front aspect double glazed window with blinds and curtain pole.



This is a bright and spacious two bedroom furnished first floor apartment lovingly refurbished to the highest of standards. Now ready for immediate move in. All fixtures and fittings, from the light fittings to the wonderfully modern kitchen and bathroom are all brand new throughout the property. All windows have new blinds fitted and the living and bedrooms have curtain poles installed for your convenience. The apartment has its' own private entrance directly onto Allerton Road with a vast array of independent shops and bars right on your door step. Once inside the apartment, you will feel a long way from the hustle and bustle of a popular high street. It's worth noting that the surrounding retail premises are not open of an evening and the flat is very well insulated - you will find that it's not only a quiet property, it's also very cost effective to run with minimal heating bills! The space is ideally designed and furnished to suit a working couple who would like extra space, however the landlord has added a few touches such as installing locks on the bedroom doors and separating the rooms with a large living and dining area, in order for the property to be compatible for friends sharing and to allow that extra privacy and space. We can't recommend this apartment enough. You will find a video at homelets.co.uk where you can also get in touch with us to request your viewing. Online chat is available 24/7 (with an actual human - not a bot!). Alternatively text I WANT THIS FLAT and your name to 07961 720106 and one of our team will be in touch with you. * HIGHLY RECOMMENDED FOR EARLY VIEWING *

Energy performance certificate (EPC)

120 Allerton Road
Mossley Hill
LIVERPOOL
L18 2DG

Energy rating

C

Valid until: **16 February 2033**

Certificate number: **7807-7022-0830-0563-0296**

Property type

Top-floor flat

Total floor area

61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60