



GROUND FLOOR

STUDIO FLAT

DOUBLE GLAZING

FURNISHED

**WALKING DISTANCE TO LIVERPOOL SOUTH
PARKWAY**

CLOSE TO NEW MERSEY RETAIL PARK



Woolton Road
L19 5NH

Monthly Rental Of
£485

ENTRANCE

Enter through ground floor white upvc door into Hallway with ceiling light, doors off to bedroom/sitting room, bathroom and kitchen. Carpet laid.

STUDIO BED 11' 7" x 14' 7" (3.53m x 4.44m)

From hallway, through interior wood painted door to double sized bedroom / sitting room with double glazed window looking out onto gardens. Ceiling light fitting and carpet.

BATHROOM 5' 11" x 7' 9" (1.80m x 2.36m)

White suite including bath with shower over, wc and pedestal sink. Double glazed window, tiled floor, partly tiled walls, wall mirror, heated towel rail.

KITCHEN 5' 3" x 14' 7" (1.60m x 4.44m)

Light wood finish wall and base units with contrasting black work top. Stainless steel hood extractor, electric hob and oven. Free standing fridge freezer, washing machine. Sink with mixer tap and drainer underneath double glazed window looking out to communal garden area. Breakfast bar. Wall mounted electric heater.



This is a furnished studio flat situated in Allerton L19, a short walk away from Liverpool South Parkway train station and close to New Mersey Retail Park and all the local amenities available in the Garston and Allerton area. Situated on the ground floor, the property comprises an entrance hall, double room furnished as bedroom with sitting area, bathroom and kitchen with space for dining. The property has double glazing and there are communal gardens for residents use. Viewings are available immediately or you can check out our virtual tour now!

Energy performance certificate (EPC)

140, Woolton Road Allerton LIVERPOOL L19 5NH	Energy rating E
Valid until 21 January 2024	Certificate number 9938-6043-7269-1984-5930

Property type

Ground-floor flat

Total floor area

51 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 E. It has the potential to be C.

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