



5 Linksview Hall Road West, Liverpool, L23 8RA

£2,300 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 benefiting from a Garage and off road parking, this is definitely one not to miss!

Available end of June
 Rent - excluding Bills
 Deposit £2653
 Holding Deposit = 1 weeks rent
 Unfurnished
 Council Tax Band F
 EPC Rating B

- 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

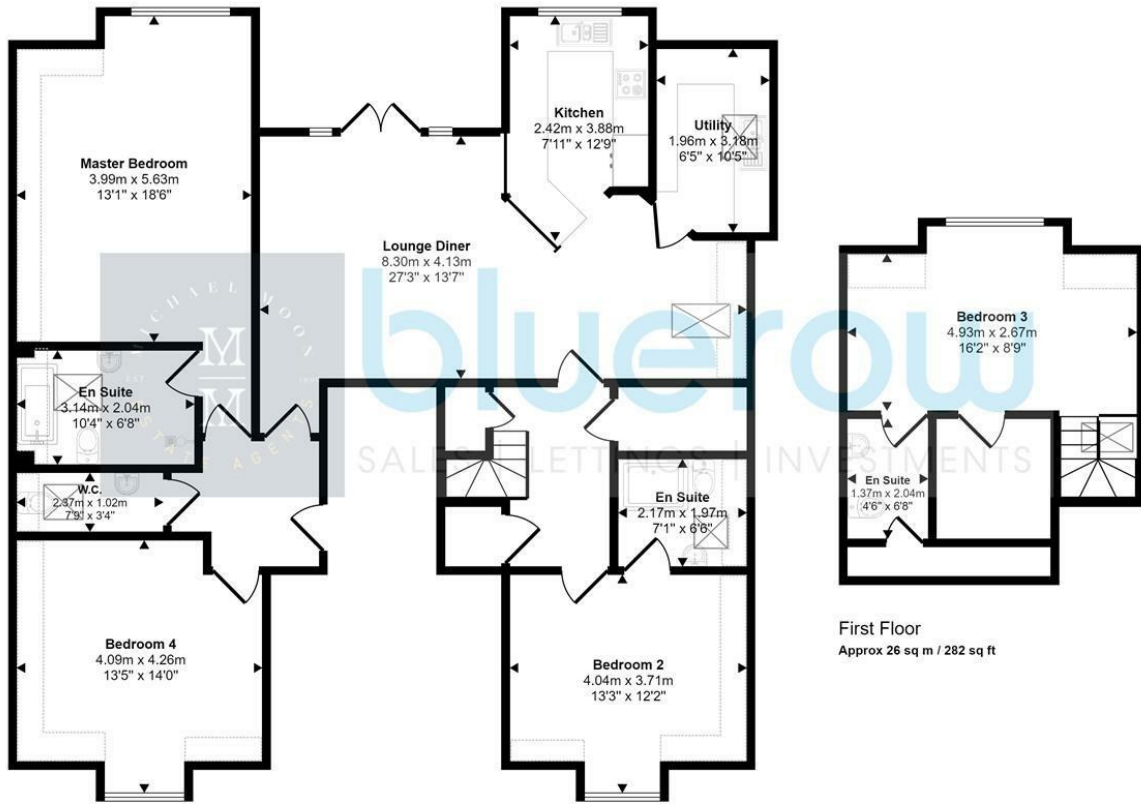
tiled floor, low level wc and washbasin

Parking

Off Road parking for one car plus a Garage



Approx Gross Internal Area
158 sq m / 1698 sq ft



Ground Floor
Approx 132 sq m / 1416 sq ft

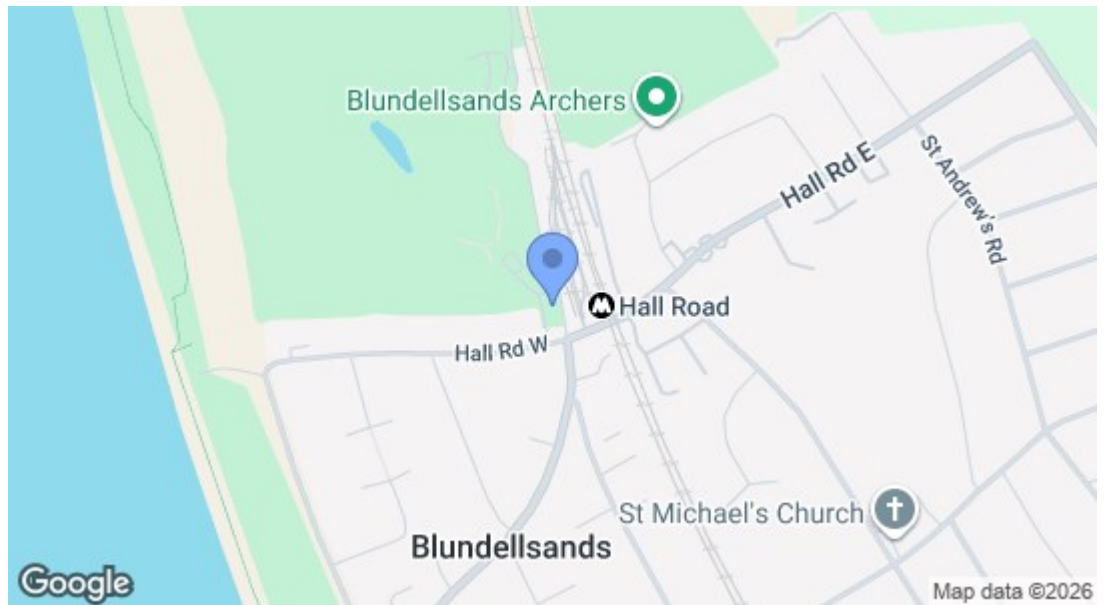
Denotes head height below 1.5m



First Floor
Approx 26 sq m / 282 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(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	



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

bluerow
 SALES | LETTINGS | INVESTMENTS