



## Flat 2 397A Walton Breck Road, Liverpool, L4 2RN

### £750

Located Walton Breck Road in the heart of Liverpool, this splendid two-bedroom first-floor apartment offers a delightful blend of modern living and convenience. This recently refurbished flat is perfect for those seeking a stylish and comfortable home.

Briefly comprising two well-proportioned bedrooms, while the contemporary shower room is designed with modern fixtures to enhance your daily routine.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant atmosphere of Liverpool stadium, which adds a unique charm to the area. The surrounding neighbourhood boasts a wealth of local amenities, including shops, cafes, and restaurants, ensuring that everything you need is within easy reach. Additionally, excellent transport links make commuting a breeze, connecting you to the wider city and beyond.

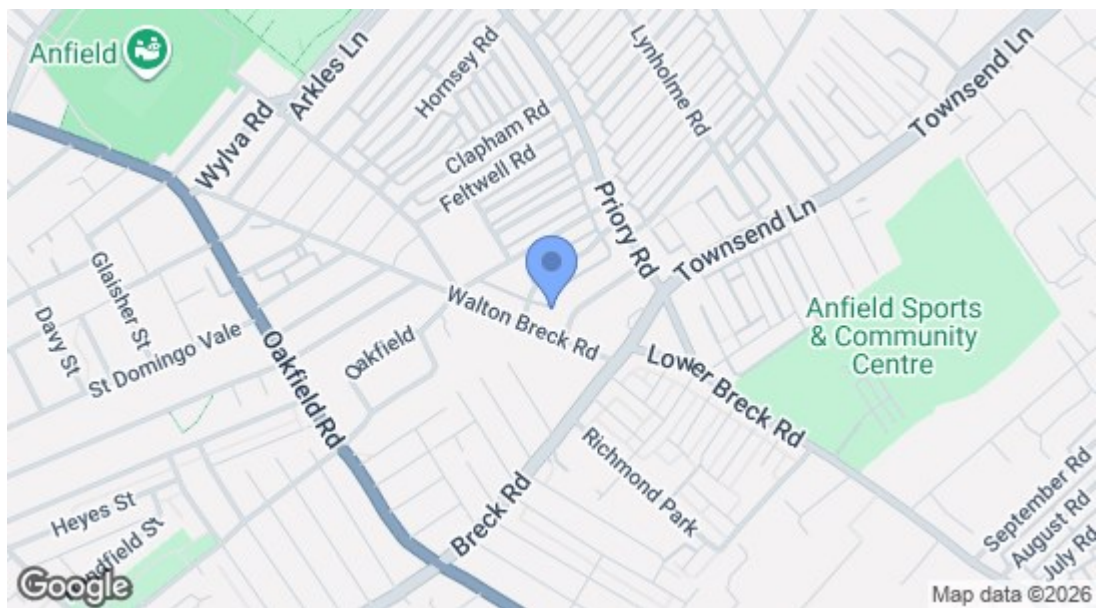
With a council tax band of A and an impressive EPC rating of B, this apartment not only offers a comfortable living space but also represents an energy-efficient choice for. Do not miss the chance to make this wonderful apartment your new home.

- Two Bedroom Apartment
- Available Now
- Council Tax Band A
- First Floor Apartment
- Newly Refurbed
- Unfurnished
- On Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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