



## Bentley Road, Toxteth, Liverpool, L8 0SZ

- Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen with Integrated Oven
- Three Piece Family Bathroom
- Gas Central Heating
- Open Plan Bay Fronted Lounge Kitchen
- Two Spacious Double Bedrooms
- Double Glazing
- Off Road Parking to Rear Elevation



*£74,995*















## **Description**

Located on Bentley Road in the popular area of Toxteth, L8, is a spacious two bedroom ground floor apartment brought to the sales market by Move Residential. A bright communal entrance hallway welcomes you to this lovely apartment. The generously sized lounge kitchen features quality carpeting, an elegant neutral décor and an abundance of natural light courtesy of a large bay window. The modern kitchen is fitted with a range of wall and base units and an integrated gas hob and electric oven. The natural décor is carried through to both double bedrooms and a modern family bathroom suite. Additional benefits to the property are off road parking to the rear elevation, double glazing and gas central heating throughout.

## **Location**

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

### **Communal Entrance -**

Wooden door to front, stairs to all floors

### **Entrance Hall -**

Wooden door to front, secure entry system, doors to all rooms

### **Open Plan Lounge and Kitchen -17' 5" x 14' 9" (5.319m x 4.498m)**

UPVC double glazed walk in bay window to front aspect, radiator

### **Kitchen -**

Fitted kitchen with a range of wall and base units with rolled edge work surfaces, gas hob, electric oven, extractor hood, part tiled walls, plumbing for washing machine, stainless steel sink with mixer tap and drainer, spotlights

### **Bedroom One - 16' 4" x 11' 2" (4.983m x 3.398m)**



UPVC double glazed walk in bay window to side aspect, radiator

**Bedroom Two** - 8' 10" x 7' 9" (2.690m x 2.367m)

UPVC double glazed window to side aspect, boiler, radiator

**Bathroom** - 9' 5" x 5' 3" (2.859m x 1.589m)

UPVC double glazed frosted window to side aspect, radiator, three piece suite comprising WC, wash basin and bath, part tiled walls

**Exterior -**

Communal parking to rear

## EPC

# Energy Performance Certificate



**Dwelling type:** Ground-floor flat  
**Date of assessment:** 01 April 2015  
**Date of certificate:** 08 April 2015

**Reference number:**  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 56 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

**£ 1,329**

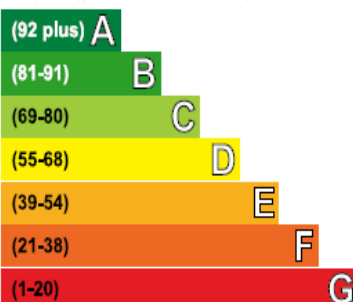
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 912 over 3 years	£ 912 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 1,329</b>	<b>£ 1,329</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
76	76

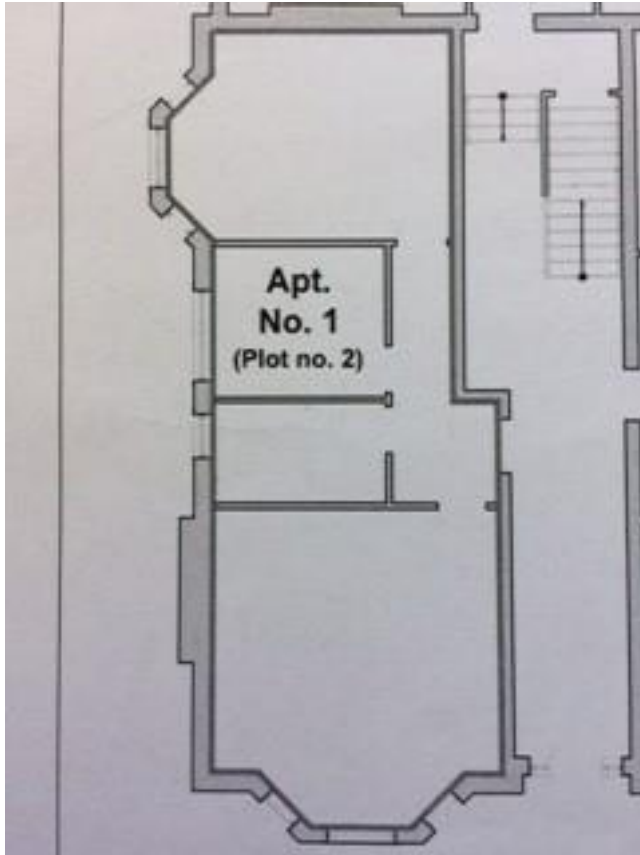
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Floor Plan



## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.