HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk

Sandown Lane, Liverpool, L15 4HU

We are pleased to offer for rent this two bedroom unfurnished first floor apartment which is ideally located to amenities and travel links, This property is fully double glazed and electric heated and has electronic gated access to a communal car park. The accommodation briefly comprises of: entrance hallway, open plan lounge and kitchen, two bedrooms, and a family bathroom. Viewing is highly recommended and can be arrange by calling us on 01744 24341. No pets allowed in the developemtn.

- First Floor Apartment
- Convenient for Travel Links
- Two Bedrooms
- EPC Rating: C
- Unfurnished
- Open Plan Lounge/Kitchen
- Close to Amenities
- Secure Gated Access
- Family Bathroom
- Viewing Highly Recommended

£750 Per Month

40 Sandown Lane, Liverpool, L15 4HU

Entrance Hallway
Door and radiator.

Lounge and Kitchen
25'1" x 9'9" (7.65 x 2.98)
Lounge area- Double glazed double doors to Juliet balcony, and radiator.
Kitchen area- Double glazed window, range of wall and base units, integral electric oven and hob with over head extractor fan, stainless steel sink with mixer tap, and plumbed for washing machine.

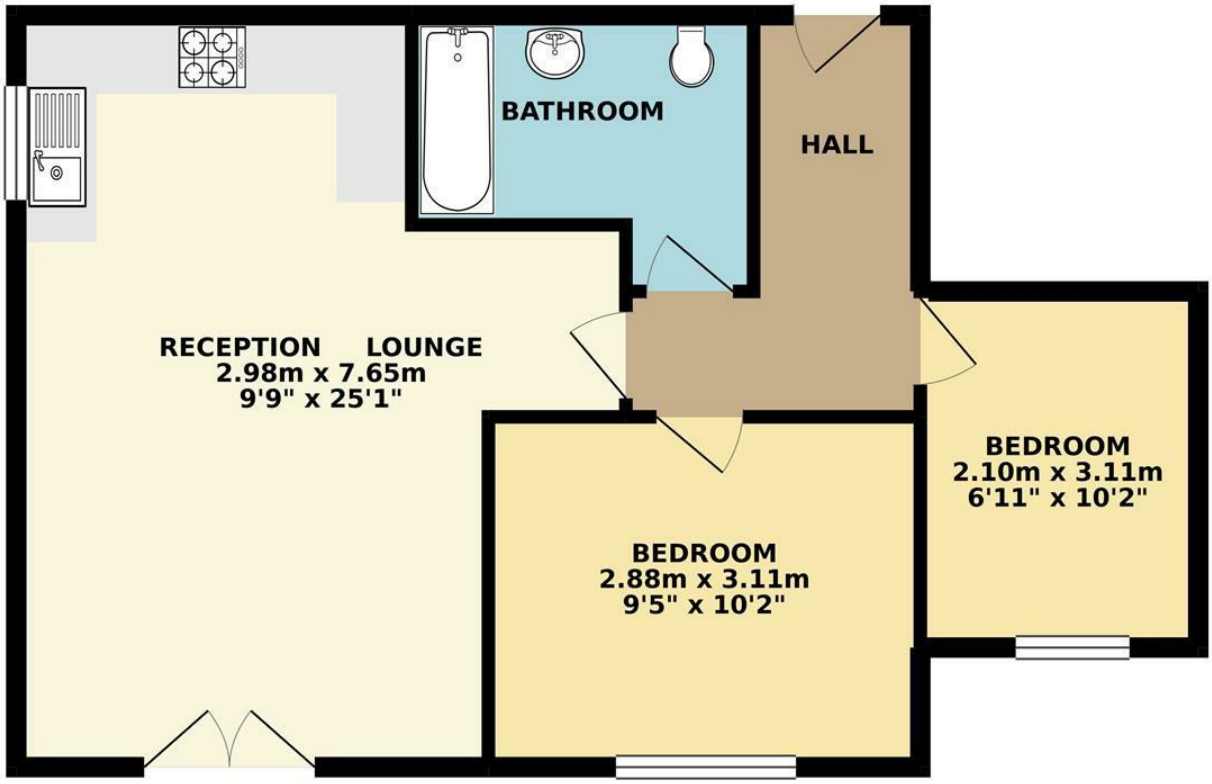
Bedroom One
10'2" x 9'5" (3.11 x 2.88)
Double glazed window, and radiator.

Bedroom Two
10'2" x 6'10" (3.11 x 2.10)
Double glazed window, and radiator.

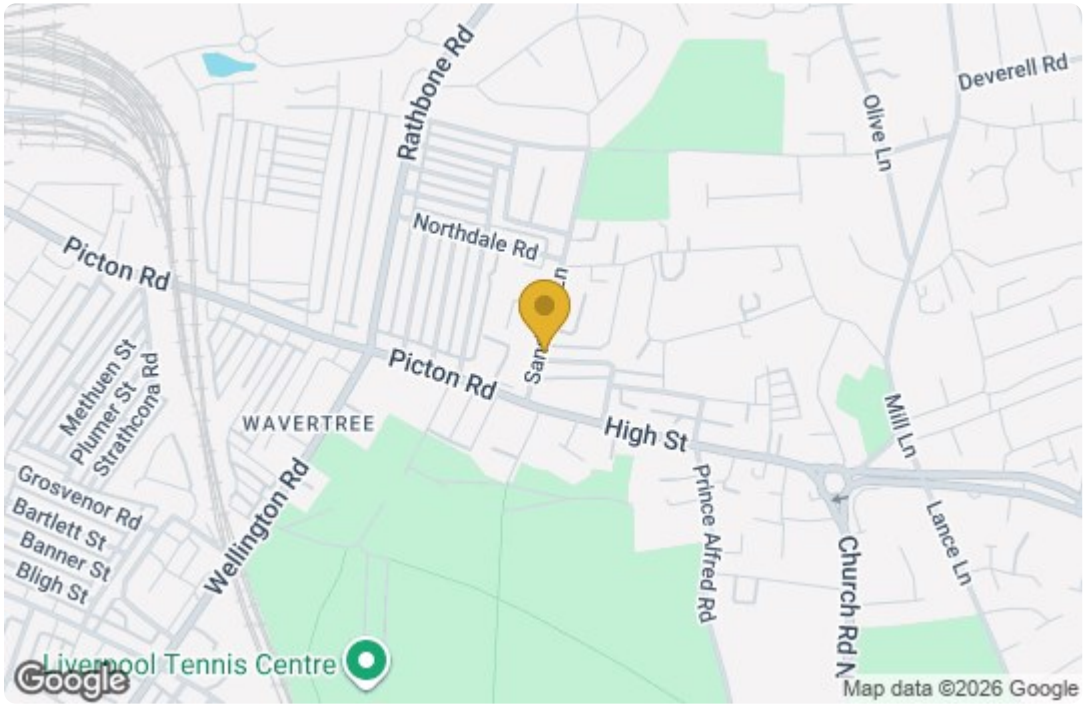
Bathroom
Panelled bath with shower over on taps, pedestal hand wash basin, low level wc, part tiled walls, and radiator.

Notice
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. The pictures are before the current tenant moved into the property

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

The Property Ombudsman