



## 277 - 279 West Derby Road, Liverpool, L6 5EG

£520 Per Month

1 Bedroom 1 Reception 1 Bathroom B

\*\*\* Luxury HMO within a 15 minute walk to Liverpool City Centre \*\*\*\*

Comprising of 16 Rooms split over Three Apartments, all finished to the highest of standards!

- High Spec Communal Kitchen / Diner
- Fully Furnished Rooms
- All Room With Stunning En-Suite's
- 32" Smart TV
- Council Tax Included
- Gas, Electricity & Water Included
- High Speed Broadband Included
- Parking
- Secure Development
- Rents Range From £95-£115 PW

**Entrance**

Secure gated access, bin store, post boxes for each apartment.

**Communal Kitchen**

A huge and modern Kitchen that consists of: Wall and base units with worktops and upstands, inset sink and drainer with mixer tap. Appliances include: American fridge/freezer, electric oven, hob and extractor fan, washing machine, drier, dishwasher. Furthermore the room has inset spot lights, radiator, and two windows to the side elevation.

**Bedroom**

10'04x10'0 (3.15m x 3.05m)

Window to the side elevation, radiator, inset spot lights, laminate flooring.

Furnishings include:

- Double Bed and Mattress
- Bedside Table
- 32" Smart TV
- Wardrobe
- Desk and Chair
- Shelves
- Full Length Mirror
- Dim Out Blinds

**En-Suite**

Shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, heated chrome towel rail, low noise extractor fan, partially tiled walls.

