



**277 - 279 West Derby Road, Liverpool, L6 5EG**  
**£525**

1 Bedroom 1 Reception 1 Bathroom C

\*\*\* 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

### 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 (3.15mx3.05m)

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.

