



Flat 2 Gaywood Court,
Nicholas Road,
Blundellsands,
Liverpool, Merseyside,
L23 6XN

£1,100 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

This clean and bright two-bedroom ground-floor apartment is set within the popular Gaywood Court development on Nicholas Road, in the heart of Blundellsands. The flat offers well-proportioned accommodation, with large windows bringing in excellent natural light and a fresh, neutral décor throughout and has been redecorated and recarpeted ready for occupation.

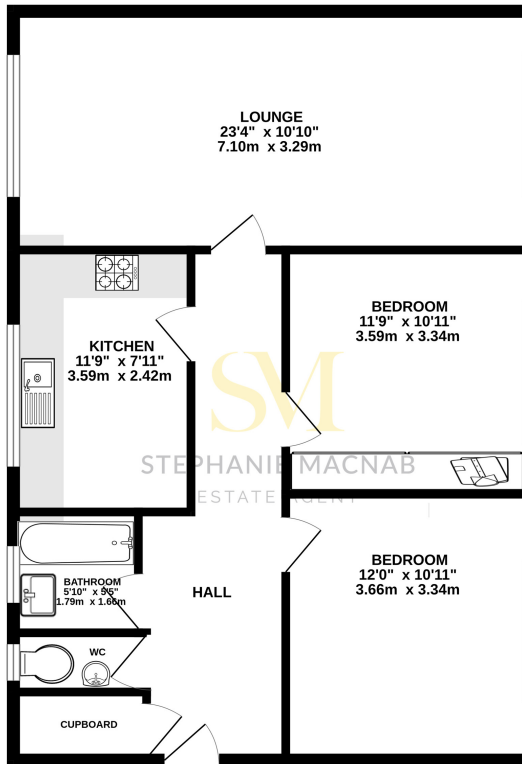
Inside, the property features a spacious living room with a dual aspect and overlooks the well-kept communal gardens, a functional fitted kitchen, a bathroom and separate WC. The main bedroom includes a full wall of built-in wardrobes, and there's useful storage space off the hallway in the utility cupboard, which is plumbed for a washing machine.

The apartment is ideally positioned just a short walk from Blundellsands & Crosby station, the seafront and local amenities. It benefits from gas central heating, residents' parking, secure entry, and a peaceful, established setting. A perfect option for professionals, downsizers or anyone seeking convenient, low-maintenance living close to the coast.





GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



GAYWOOD COURT, NICHOLAS ROAD, BLUNDELLSANDS, LIVERPOOL, L23 6XN

TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	76

