



## Flat 3 2 Palatine Road, Southport, Merseyside PR8 2BS

**£650 Per Month**

Berkeley Shaw are pleased to offer this two bedroom ground floor apartment offered with GARAGE included. The building is a quiet block with lift servicing all floors and would suit quiet professional. Offered unfurnished but including some wardrobes as fitted to the master bedroom there is a MODERN kitchen and bathroom and good size en-suite to the master bedroom. Located just on Palatine Road just a few minutes walk from the hustle and bustle of the main Lord Street parade of shops. To arrange a viewing you can contact our office on 01519246000.





Entrance Hallway

Large bright entrance hallway with wardrobe storage space and two small cupboards for storage and utility meter access

Bathroom

Modern bathroom recently refurbished with white and black tiling, white suite and wall mounted heated towel rail

Kitchen

Modern kitchen recently fully refurbished with an off-white gloss kitchen unit range and black and red decor, part tiled and including integrated electric oven and hob only. Plumbing spaces for wahsing machine and space for tall fridge freezer.

Bedroom One

Double bedroom with en-suite shower room

En-Suite

Off the master bedroom and offering full size shower and toilet with handbasic and wall mounted heated towel rail

Bedroom Two

Small double size bedroom but easily accommodate a standard double bed and wardrobe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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