

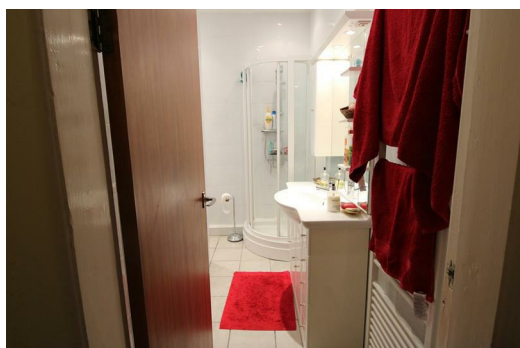



## 1 Albany Road, Southport, Merseyside PR9 0JD

**£495 Per Month**

Berkeley Shaw are pleased to offer this one bedroom upper floor flat in a popular location, convenient for the Promenade and the Southport Town Centre.

The property briefly comprises of; spacious lounge offering river views, fitted kitchen including oven hob extractor, bathroom and double bedroom. The property benefits from a garage and private parking.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 