



Channel Reach Channel Road, Liverpool, Merseyside L23 6TA

£995 PCM

Berkeley Shaw are pleased to offer an apartment that ticks all the boxes - LUXURY - STUNNING VIEWS- DELUXE are a few words to describe this REFURBISHED 2nd Floor Apartment set in the heart of Blundellsands.

The property comprises of hallway, lounge, kitchen with appliances including oven , hob, extractor hood and dishwasher, plumbing for washing machine, Two double bedrooms, modern bathroom. This apartment benefits from stunning sea views.

Call 01519246000 to secure a viewing.

Tenancy Term: 6months
Council Tax: Band B



Hallway

Entrance hallway with telephone entry system and large storage cupboard, laminate flooring

Lounge

20'0" x 12'9" (6.1 x 3.9)

NEW UPVC Double glazed windows to front and side with far reaching views over the rooftops and out to sea. 2 x Electric wall heater, 4 x wall lights, laminate flooring

Kitchen

10'2" x 8'10" (3.1 x 2.7)

NEW UPVC Double glazed window to side, part tiled walls around surfaces, tile effect lino to flooring, kitchen comprises of a range of newly fitted wall and base units, wood effect laminate surfaces, plumbing for washing machine, integrated dishwasher, electric oven, electric hob, extractor hood, stainless steel 1 1/2 drainer sink unit, breakfast bar, original storage cupboard with shelving and electric point, water cylinder.

Bathroom

8'10" x 5'10" (2.7 x 1.8)

NEW UPVC Double glazed frosted window to side, paneled bath with electric shower over, fitted shower screen, low level WC, sink, tile effect lino, heated towel rail

Bedroom 1

15'8" x 9'10" (4.8 x 3)

NEW UPVC Double glazed window to side with far reaching views over the rooftops and out to sea, carpet and electric wall heater

Bedroom 2

11'9" x 9'10" (3.6 x 3)

NEW UPVC Double Glazed window to front, carpet and electric wall heater

Outside

There are communal gardens

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		
	53	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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