



## The Dairy, 71 Ancaster Road, Liverpool, Merseyside L17 9QE

**£675 PCM**

Berkeley Shaw welcome to the market this one bedroom, second floor fully furnished apartment with secure parking.

Situated in the ever popular St.Michaels/Aigburth area of Liverpool, close to Sefton Park and the wonderfully bohemian Lark Lane with its independent shops and restaurants. Walking distance from local rail and bus links to city center and easy access of the motorway networks.

The property briefly comprises; Communal entrance hall, inner entrance hall, living room, kitchen, bedroom and shower room.

Benefits include gas central heating, double glazing, secure parking and entry phone system.

Early viewing is essential as properties in this area are taken up very quickly.

Council Tax: Band: A  
Deposit: £675  
Tenancy Term: 12 months



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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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