




## Apt 18 Alexandra Court, Liverpool, Merseyside L23 3DS

**£900 PCM**

Berkeley Shaw are pleased to offer this well presented 3rd floor 2 bedroom apartment in one of Crosby's most sought after location. The accommodation briefly comprises of entrance / hallway leading to a generous sized lounge / dining area and fitted kitchen with integrated fridge / freezer, 2 double bedrooms, master with ensuite & family bathroom and cloak room. Electric Panel Heating. Double Glazing. Neutral decor throughout.



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		
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		

GROUND FLOOR



While 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 a guide only for prospective purchasers. The services, systems and appliances shown here may not have been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2021



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