



## Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

**£950 PCM**

Crosby Gardens is a stunning residential development set in the heart of one of Liverpool's most affluent suburbs. We have a TWO BED Furnished Apartment on 3rd Floor. The Development is within minutes of Crosby Beach, these beautifully-appointed apartments are designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'.

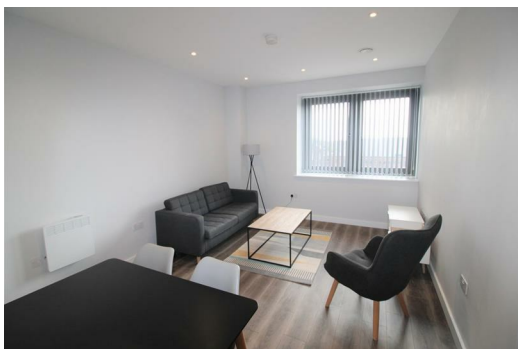
Crosby was recently named by 'The Sunday Times' as one of the top 5 places to live in the North West and is popular with sports stars and celebrities. Crosby Gardens complete with concierge, integrated appliances, and optional on-site car parking.

\*\*\*\*PLEASE CALL TO BOOK APPOINTMENT 01519246000 \*\*\*\*\*

Council Tax band: C

Deposit: £950

Rental Duration: minimum 6 months



## Hallway

Storage Cupboard with plumbing for washing machine

## Lounge/ Kitchen

Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, Fridge Freezer, dishwasher

## Bedroom 1

Double glazed window, electric heater, furnishing includes: - Double bed with mattress, side tables, chest of drawers, built in wardrobes

## Bedroom 2

Double glazed window, electric heater, furnishing includes: - Double bed with mattress, side tables, chest of drawers, built in wardrobes

## Bathroom

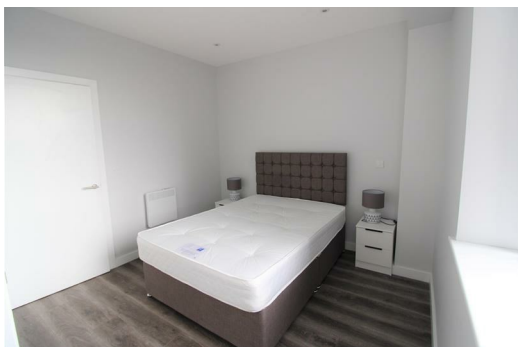
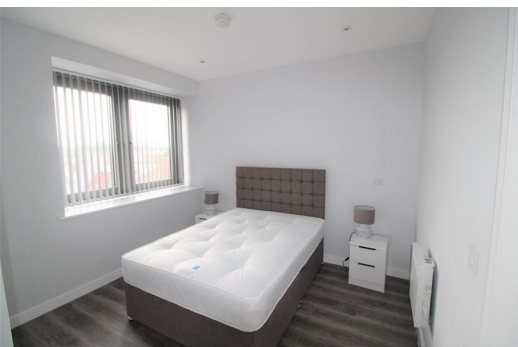
Fully tiled, walk in electric shower, low level w.c. sink unit.

## Storage Room

Plumbing point for washing machine, fuse board, sockets

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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