



## 7 Francine Close, Liverpool, Merseyside L3 6LN

**£795 PCM**

Berkeley Shaw are please to offer this well presented 2 BEDROOM FIRST FLOOR unfurnished apartment. This property briefly comprises of hallway, lounge, kitchen, 2 bedrooms and a bathroom.

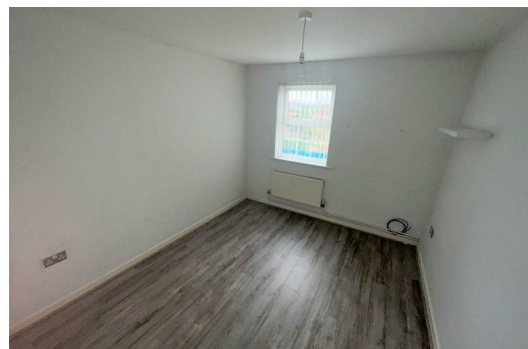
On Site Parking

Viewings are highly recommended as this property is in a sought after location in L3 not far from the city centre.

Council Tax band: B

Deposit: £795

Rental Duration: minimum 12 months



Hallway

entrance door, storage cupboard

Lounge

french doors with Juliet balcony, laminate flooring, radiator

Kitchen

Double glazed window, laminate flooring, kitchen comprises of a range of fitted base and wall units with stainless steel sink with mixer tap, integrated electric oven, gas hob, extractor hood, part tiled around surfaces, plumbing for washing machine, space for fridge freezer.

Bedroom 1

Double glazed window, radiator, laminate flooring

Bedroom 2

Double glazed window, radiator, laminate flooring

Bathroom

Double glazed window, part tiled walls, panelled bath with shower over and glas showwr screen , low level w.c. and sink

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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