



## 2 Park Terrace, Waterloo, Liverpool L22 3XB

£999 PCM

Berkeley Shaw our please to offer TO LET NEW FIRST FLOOR FURNISHED PRESTIGE APARTMENT in Park Terrace. This is a brand new conversion of a beautiful character property in this highly sought after area of Waterloo. This Victorian Terrace consists of two and three bed apartments, benefitting from high ceilings and large windows flooding the rooms with natural light.

This Middle Floor two bed apartment is offered fully furnished with high quality furniture, the kitchen also includes integrated appliances.

Early viewing is recommended to avoid missing out on these beautiful apartments.

Deposit: £1152  
Council Tax Band: TBC  
Minimum Tenancy: 6 months



## Hallway

Laminate flooring, radiator

## Open Plan Lounge Kitchen Diner

Double glazed windows, laminate flooring, radiators, kitchen comprised of a range of fitted bas and wall units with single drainer sink with mixer taps, integrated appliances include Fridge/ Freezer, dishwasher, washing machine. Furnishings include 2 x sofa, coffee table, tv stand and dining table and chairs

## Bedroom 1

Double glazed window, carpet, radiator, furnishings includes double bed and mattress, wardrobe, chest of drawers and 2 x bedside cabinets

## Bedroom 2

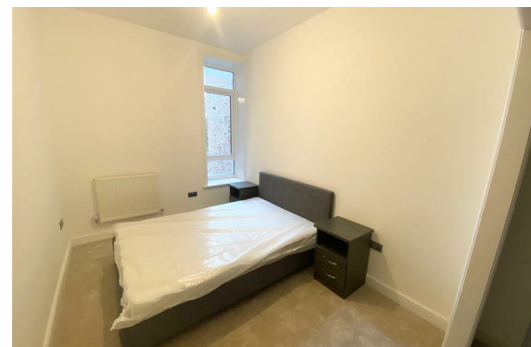
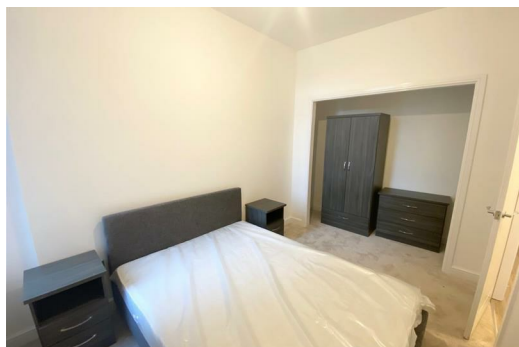
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## Bathroom

Fully tiled, panelled bath with combination shower over and screen, vanity sink unit and low level w.c.

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			
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			
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