



## Beetham Plaza, 25 The Strand, Liverpool, Merseyside L2 0XJ

**£795 PCM**

Berkeley Shaw are pleased to offer TO LET FURNISHED high specification, luxury apartment on the first floor of the exclusive Beetham Plaza development.

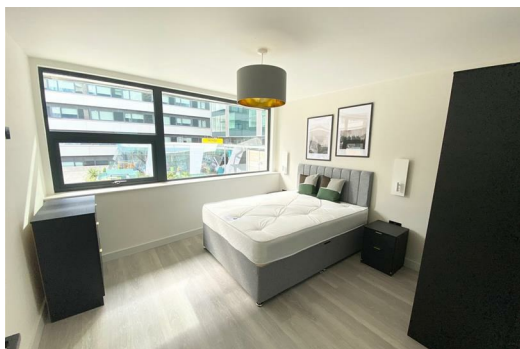
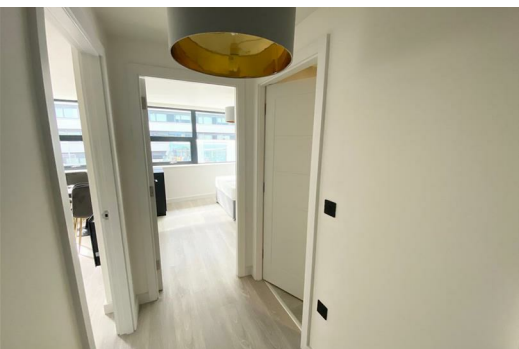
The complex boasts a number of benefits for residents, including a concierge, lifts access, underground secure parking, communal gymnasium and external recreation areas, as well as secure underground parking facilities (charges apply), high standard, with high quality fixtures and fittings utilised throughout. The property comprises entrance hall, spacious open plan kitchen, living/dining area, One double bedroom, bathroom with bath and shower over.

An early inspection of this wonderful home is recommended in order to not miss out on a fantastic opportunity.

Council Tax band: Not Yet Banded

Deposit: £795

Rental Duration: minimum 6 months



Hallway

Entrance Door, Wood effect laminate flooring

Bathroom Room

Fully Tiled, bath with shower over with shower screen, low level w.c. and sink

Lounge / Kitchen

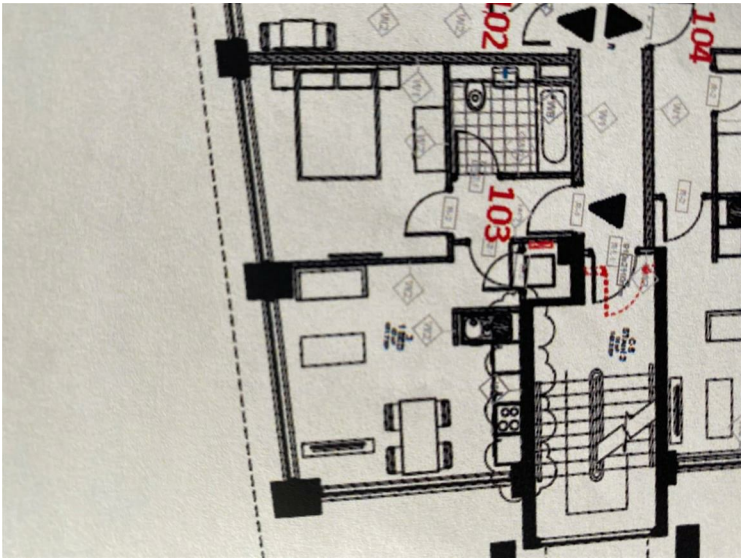
Wood effect laminate flooring, walk in storage cupboard housing cylinder, kitchen comprises of a range of fitted base and wall units with integrated cooker and hob, under counter fridge with ice box, 1 1/2 drainer sink with mixer tap. lounge furnishing include:- Sofa , Arm chair, coffee table, tv unit, table and 2 chairs, rug.

Bedroom

Double glazed windows, wood effect laminate floor, wall heater, furnishings include double bed, headboard and mattress, 2 x bedside tables, freestanding wardrobe and chest of drawers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

