

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

£700 PCM

Berkeley Shaw are pleased to offer TO LET FURNISHED high specification, luxury apartment on the first floor STUDIO APARTMENT 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, kitchen, living/dining/ Bedroom area and shower room.

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: £700

Rental Duration: minimum 6 months



## Hallway

Entrance Door, Electric wall heater

## Shower Room

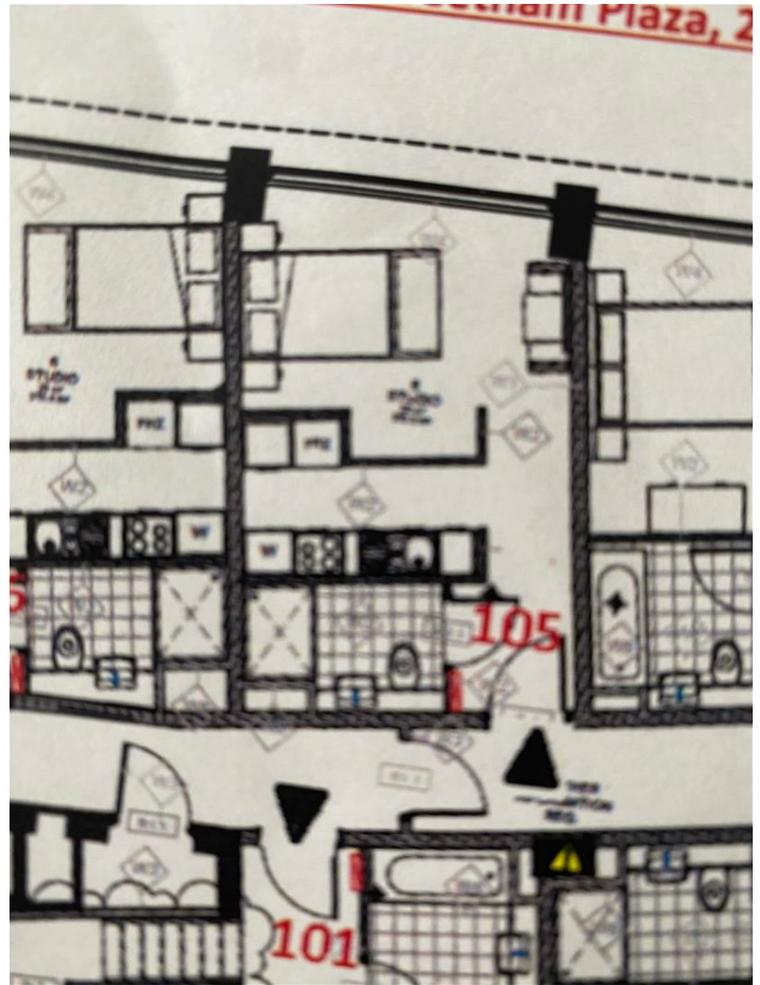
Fully tiled walls and flooring, ladder towel rail, large walk in shower cubicle with glass sliding door, low level w.c. and sink

## Lounge/ Bedroom

Double glazed windows, electric wall heater, wood effect laminate flooring furnishings include Double bed with mattress and headboard, couch , side table, small dining table and two chairs, rug, wardrobe.

## Kitchen

Kitchen comprises of a range of fitted wall and base units inset sink with mixer tap, undercounter fridge with icebox, electric oven, electric hob , extractor hood, water cylinder cupboard.



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>	69	69
(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		
<b>England &amp; Wales</b>	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>		
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