



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

### £895 PCM

Berkeley Shaw are pleased to offer TO LET FURNISHED TWO BEDROOM APARTMENT high specification, luxury apartment on the first floor of the exclusive Beetham Plaza development. STUNNING VIEWS OF THE THREE GRACES.

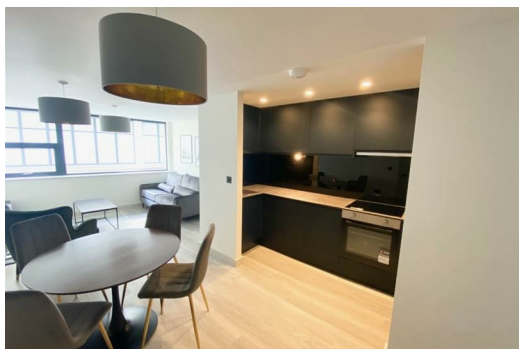
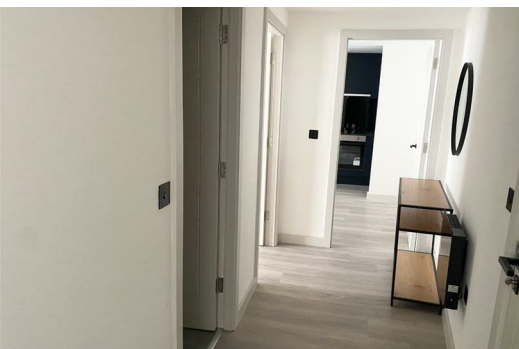
The complex boasts a number of benefits for residents, including a concierge, lifts access, communal gymnasium and external recreation areas, as well as secure underground parking facilities (charges apply), high standard, with high quality fixtures and fittings utilised throughout. The property comprises entrance hall, spacious open plan kitchen/living/dining area, two 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: £895

Rental Duration: minimum 6 months



## Hallway

Entrance Door, wood effect laminate flooring furnishings include side board

## Lounge / Kitchen / Diner

Double glazed windows, electric wall heaters, wood effect laminate flooring, kitchen comprises of a range of fitted base and wall units inset sink with mixer tap, electric oven, electric hob, extractor hood, integrated under counter fridge with ice box. furnishing includes: rug, sofa, coffee table, tv unit and small dining table with 4 chairs

## Bedroom 1

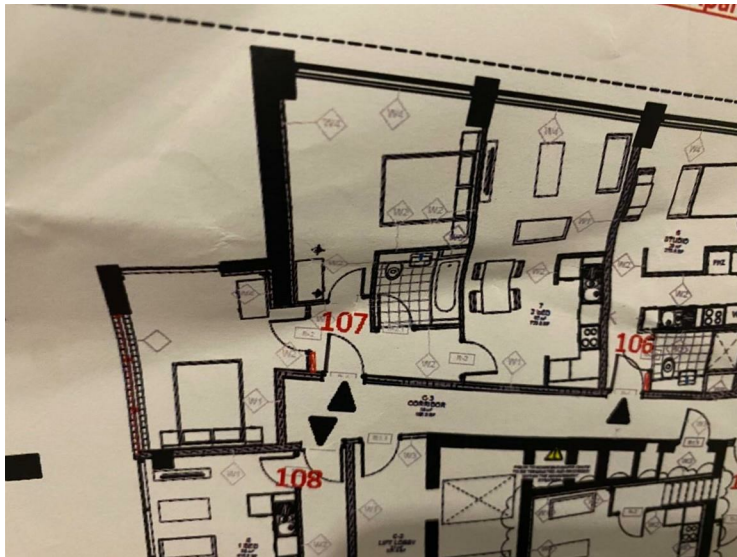
Double glazed windows, electric wall heater wood effect laminate floor, double bed with mattress and head board, wardrobe, chest of drawers, bedside tables

## Bathroom

Fully tiled, ladder towel rail, bath with shower over and glass screen, low level w.c. and sink.

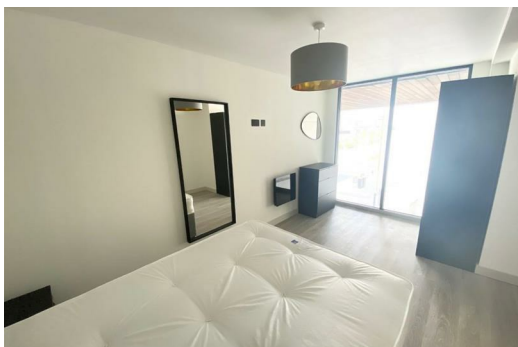
## Bedroom 2

Double glazed windows, electric wall heater wood effect laminate floor, double bed with mattress and head board, wardrobe, chest of drawers, bedside tables



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		
	60	60
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		
England & Wales		
EU Directive 2002/91/EC		



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