



## 47-51 Mersey View, Liverpool, L22 6AB

£950 PCM

Berkeley Shaw Estate Agents are pleased to offer TO LET UNFURNISHED 2 Bedroom GROUND FLOOR Apartment, The building has been subject to an exceptional conversion, set in the heart of Brighton - Le- Sands, one of Liverpool's most affluent suburbs. Located close to local transport links, beach and amenities.

The property comprises of hallway, Open plan Lounge Kitchen, kitchen includes appliances fridge/freezer, electric oven and hob, plumbing for washing machine. Two double bedrooms and shower room. The property benefits from double glazing, electric heating, carpets, communal parking to rear and patio area off the bedroom

Council Tax Band: New Build Not Yet Banded

Deposit: £995.00

Minimum Term: 12 Months



## Hallway

Laminate flooring,

## Open Plan Lounge Kitchen

Double glazed windows, laminate flooring, electric wall heaters, kitchen comprises of fitted base and wall units with single stainless steel sink with mixer taps, integrated fridge/ freezer, oven, hob and extractor hood. plumbing for washing machine.

## Bedroom 1

Double glazed window, carpet and electric wall heater

## Bedroom 2

Double glazed window and french doors, electric wall heater, carpet

## Shower Room

High gloss wall tiles, large walk in corner shower unit with enclosure, electric shower, vanity sink low level w.c.

## Rear Exterior

Communal Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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