



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

£950 PCM

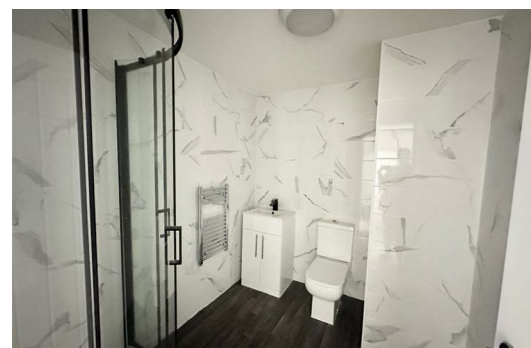
Berkeley Shaw Estate Agents are pleased to offer TO LET UNFURNISHED 2 Bedroom GROUND FLOOR Apartment, The building has been subject to an exceptional conversion, set in the heart of Brighton - Le- Sands, one of Liverpool's most affluent suburbs. Located close to local transport links, beach and amenities.

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

Council Tax Band: New Build Not Yet Banded

Deposit: £995.00

Minimum Term: 12 Months



**Hallway**  
laminate flooring

**Open Plan Lounge / Kitchen**  
3 Double glazed windows, laminate flooring, 2 x electric wall heaters, kitchen comprises of a range of fitted base and wall units with stainless steel single sink with mixer tap, hob, oven, extractor hood integrated fridge / freezer

**Bedroom 1**  
Double glazed window, carpet, electric wall heater

**Bedroom 2**  
Double glazed window, carpet, electric wall heater

**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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60	60	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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