BerkeleyShaw



The Albany, 8 Old Hall Street, Liverpool, Merseyside L3 9EL £1,100 PCM

Berkeley Shaw is advertising TO LET this stunning UNFURNISHED TWO BEDROOM duplex top floor apartment with a balcony in The Albany Building, ideally located in the centre of Liverpool's business district and only a short walk from Liverpool One and Liverpool's iconic waterfront. The property offers fantastic open-plan living space, two bedrooms, en-suite shower room and a family bathroom. This Grade 2 listed building has an abundance of charm and character along with an in-house 24-hour concierge.

> Council Tax: Band D Deposit: £1100 Minimum Term: 6 Months



Hall 15'3" x 7'5" (4.66 x 2.28) Intercom, part glazed door

Understairs Cupboard 6'1" x 2'3" (1.86 x 0.71)

Open Plan Kitchen Living Room

22'0" x 15'5" (6.71 x 4.71)

Kitchen, laminate worktops, Stainless steel sink with flexible tap, metal effect cabinets, 2 electric heaters, electric hob stainless steel extractor, integrated dishwasher, AEG electric oven, integrated washer drier. Engineered floor and tiles, Glass sliding doors leading onto a large decked balcony with stainless steel and glass railings

Storage Cupboard

3'0" x 2'5" (0.92 x 0.76)

Water Heater Cupboard

2'6" x 2'7" (0.78 x 0.81)

Master Bedroom

13'9" x 7'11" (4.21 x 2.43)

Double-glazed wooden window with ensuite, electric radiator

En-suite Shower Room

7'10" x 4'2" (2.39 x 1.28)

Walk-in shower, half pedestal basin with mixer tap, concealed toilet

Bedroom 2

12'2" x 6'2" (3.71 x 1.89) Electric radiator

Bathroom

5'10" x 7'5" (1.78 x 2.27)

Ceiling to floor tiled, Concealed toilet, towel radiator, sink with mixer tap

Energy Efficiency Rating			Environmental Impa	Environmental Impact (
	Current	Potential			
Very energy efficient - lower running costs			Very environmentally friendly - I	ower	
(92 plus) A			(92 plus) 🖄		
(81-91) B			(81-91)		
(69-80) C		70	(69-80)		
(55-68)			(55-68))	
(39-54)	40		(39-54)	Ξ	
(21-38)			(21-38)		
(1-20) G			(1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - h	igher (
England & Wales	EU Directiv 2002/91/E0		England & Wa	les	

t (CO₂) Rating

EU Directive 2002/91/EC





Berkeley Shaw Estate Agents Limited. Company No. 0784754 Berkeley Shaw Real Estate Limited. Company No. 05206927

