

## Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

### £900 PCM

BERKELEY SHAW are pleased to bring to the market TO LET this FURNISHED TWO BEDROOM APARTMENT WITHIN CROSBY GARDENS. The property offers spacious and well laid out accommodation with beautifully maintained Communal gardens. On Site Parking Available (T & C Apply)

The property briefly comprises of entrance hall , open plan lounge kitchen, 2Bedrooms and shower room.

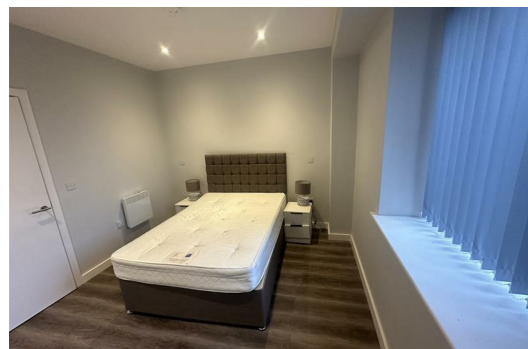
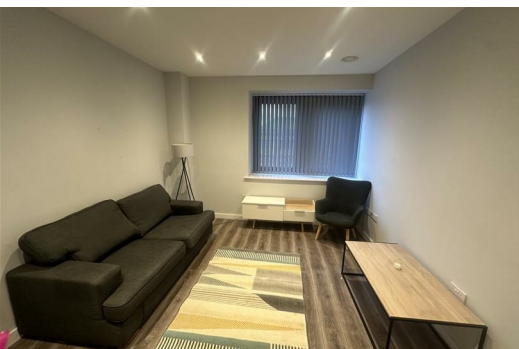
A viewing of this lovely home is highly recommended to appreciate the quality and design.

Call us to arrange a viewing on 01519246000

Council Tax: Band: A

Deposit: £950.00

Minimum Term: 12 Months



## Hallway

Entrance door, laminate flooring and storage room with plumbing for washing machine

## Open Plan Lounge Kitchen

Laminate flooring, double glazed windows, electric wall heaters, kitchen comprises of range of fitted base and wall units with integrated appliances hob, oven, dishwasher, fridge / freezer, furnishings include dining table and chairs, sofa chair, coffee table, tv stand, rug and lamp.

## Bedroom 1

Double glazed window, laminate flooring, electric wall heater, built in wardrobe, furnishings include: double bed with headboard and mattress, chest of draws and bedside table

## Bedroom 2

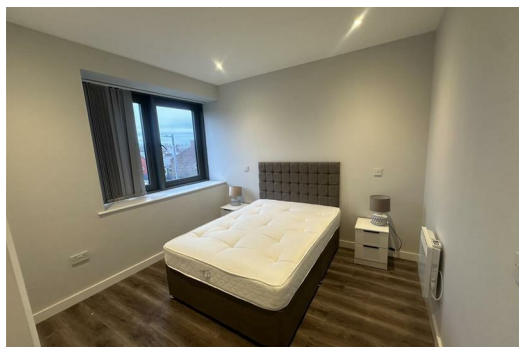
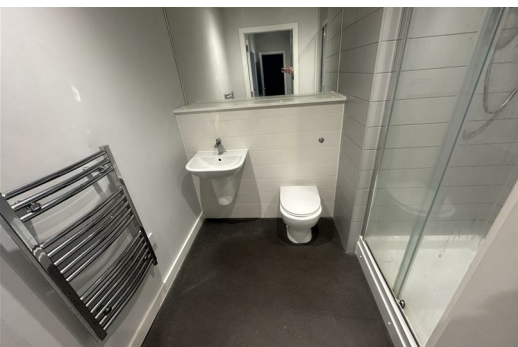
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## Shower Room

Heated towel rail low level w.c. sink, walk in shower cubical

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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