



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

**£800 PCM**

Sky Gardens is a stunning residential development set in the heart of one of Liverpool's most affluent suburbs. This ONE BEDROOM PLUS FURNISHED APARTMENT on the third floor is Available TO LET in this development, it is within minutes of Crosby Beach, these beautifully-appointed apartments are a fantastic place to live, The property comprises of Shower room with a walkin shower, open plan lounge kitchen with integrated appliances oven and hob, fridge / freezer and washer dryer, second bedroom/ study and main bedroom.

Deposit: £800

Council Tax Band; A

Minimum Term:12 months



## Open Plan Lounge Kitchen

36'11" x 8'11" (11.27 x 2.72)

Double glazed window, electric wall heater, laminate flooring, kitchen comprises of a range of fitted wall and base units, work surfaces, stainless steel sink with mixer tap, integrated appliances include fridge/ freezer, electric oven, electric hob, extractor hood, washer dryer

## Study / Bedroom

8'11" x 13'10" (in to alcove) (2.72 x 4.24 (in to alcove))

Laminate flooring, electric wall heater

## Bedroom 1

8'11" x 16'7" (in to alcove) (2.72 x 5.08 (in to alcove))

Double glazed window, laminate flooring, electric wall heater

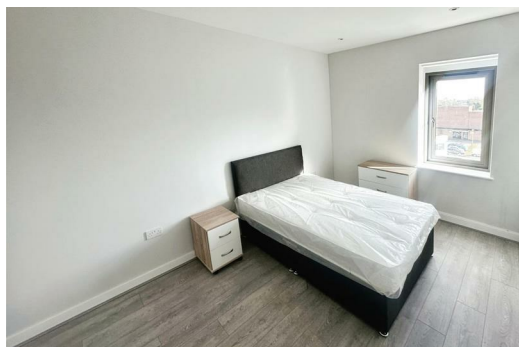
## Shower Room

Part tiled walls, large wall mirror, walk in shower cubical with glass screen and door, electric shower, low level w.c. sink electric ladder towel rail.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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