



BerkeleyShaw

Chestnut View, 7 Brows Lane, Liverpool, L37 3HY

£950 PCM

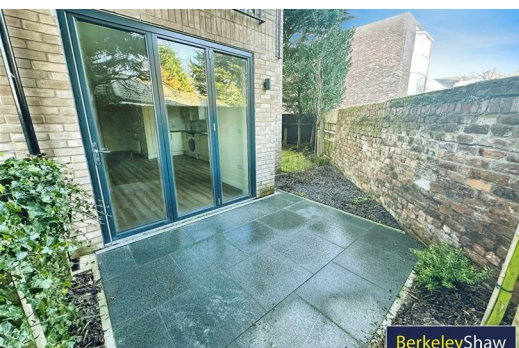
TO LET to this exquisite ground floor TWO BEDROOM Unfurnished apartment located in the desirable Chestnut View on Brows Lane, Formby. This newly developed property offers a perfect blend of modern living and comfort, making it an ideal choice for those seeking a stylish home.

The apartment features a spacious open Plan kitchen reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. With two well-appointed bedrooms, this residence is designed to accommodate a small family or professionals looking for extra space. The master bedroom boasts an ensuite shower room, ensuring privacy and convenience.

One of the standout features of this property is the private terrace, which offers a delightful outdoor space to enjoy fresh air and sunshine. Whether you wish to sip your morning coffee or host a small gathering, this terrace is a wonderful addition to your living experience.

With two bathrooms in total, including the ensuite, this apartment caters to the needs of modern living, providing ample facilities for residents and guests alike. The new development ensures that you will benefit from contemporary design and high-quality finishes throughout.

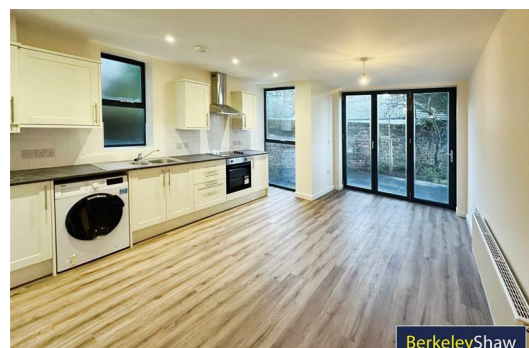
Chestnut View is situated in a charming area of Formby, known for its beautiful surroundings and community spirit. This apartment is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a



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Hallway

Entrance door, flooring, access to Meter Cupboard, Walk In Storage Cupboard, Radiator

Open Plan Kitchen/Lounge

Double glazed windows, flooring, radiator, kitchen comprises of a range of fitted base and wall units with integrated appliances include fridge / freezer, washer dryer, electric cooker and hob, extractor hood, Inset sink with mixer tap

Bedroom 1

Double glazed window, radiator, carpet

Ensuite Shower Room

Double glazed window, flooring, part tiled walls in all wet areas, bathroom comprises of low level w.c. sink and a separate walk in shower with glazed enclosure

Bedroom 2

Double glazed window, radiator, carpet

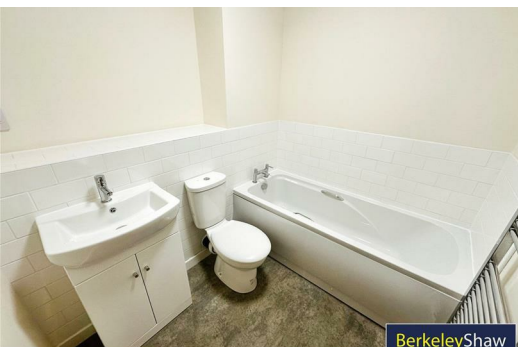
Bathroom

Double glazed window, flooring, part tiled walls in all wet areas, bathroom comprises of three piece suite, panelled bath, low level w.c. sink and a separate walk in shower with glazed enclosure

Private Terrace

paved patio area

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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