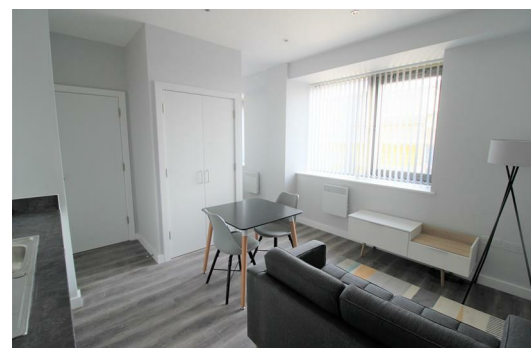




**Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD**  
**£65,000**

Berkeley Shaw are pleased to offer for sale a Third Floor Studio Plus Furnished Apartment in Crosby Gardens. The apartment is in the heart of one of Liverpool's most affluent suburbs and the Development is within minutes of Crosby Beach, home to Sir Antony Gormley's iconic art installation, 'Another Place'. These beautifully-appointed apartments are designed for professionals working in the city but looking for a relaxed coastal lifestyle.

This property is currently tenanted on a fixed term at £725PCM



## Lounge/ Kitchen

Double glazed window, electric wall heater, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, Fridge Freezer, plumbing for washing machine  
Furnishing includes, sofa, coffee table, TV Stand, dining table and chairs, Storage Cupboard

## Bathroom

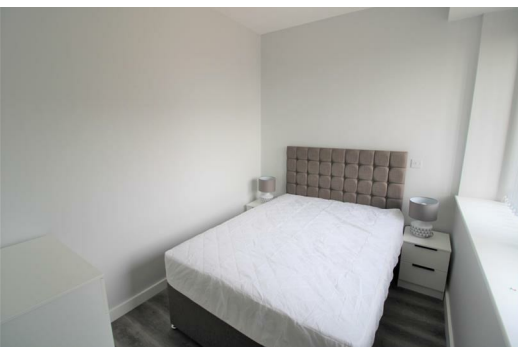
Fully tiled, e=walk in electric shower, low level w.c. vanity sink unit

## Bedroom

Double Glazed Window, double bed, 2 x bedside tables, chest of drawers

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(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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