



## 2 Neptune Place Grafton Street, Liverpool, Merseyside L8 5AH

£1,200 PCM

Berkeley Shaw are pleased to offer this high specification TWO BEDROOM FURNISHED, luxury apartment located in the exclusive NEW DEVELOPMENT NEPTUNE PLACE.

The complex boasts a number of benefits for residents, including a concierge, lifts access, the property comprises entrance hall, spacious open plan Kitchen living/dining area, fully fitted and integrated kitchen, two double bedrooms and bathroom.

An early inspection of this wonderful home is recommended in order to not miss out on a fantastic opportunity.

Deposit: £1200

Council Tax Band: C

Minimum term 12 months



## Hallway

Entrance door, laminate flooring, wall panel heater, walk in storage cupboard with washer/ dryer and water cylinder

## Open Plan Lounge/ Kitchen

Double glazed windows, blinds, laminate flooring, electric wall heater, kitchen comprises of a range of high gloss base and wall units, granite surfaces and inset sink with mixer taps, integrated appliances include, fridge / freezer, oven and hob. Other furnishings include - Microwave, dining table and chairs, couches and chair, coffee table, tv stand, tv, rug and cushions.

## Bedroom 1

Double glazed windows, blinds, electric wall heater, carpet, fitted wardrobe with sliding doors, double bed and mattress, two x bedside cabinets

## Bedroom 2

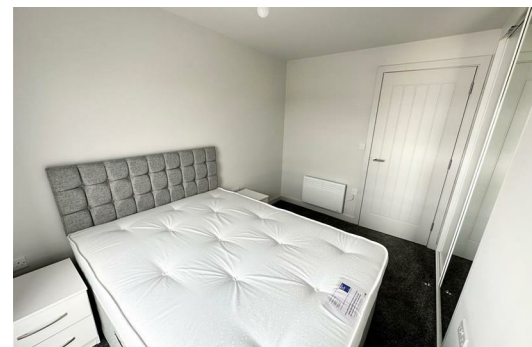
Double glazed windows, blinds, electric wall heater, carpet, fitted wardrobe with sliding doors, double bed and mattress, two x bedside cabinets

## Bathroom

Fully tiled wall and flooring, bath with shower over, low level w.c. vanity sink with drawers below.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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