



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

**£695 PCM**

Berkeley Shaw are please to offer TO LET a STUDIO PLUS Apartment within the development CROSBY GARDENS which is set in the heart of one of Liverpool's most affluent suburbs. We have a Forth Floor Studio FURNISHED Apartment Available

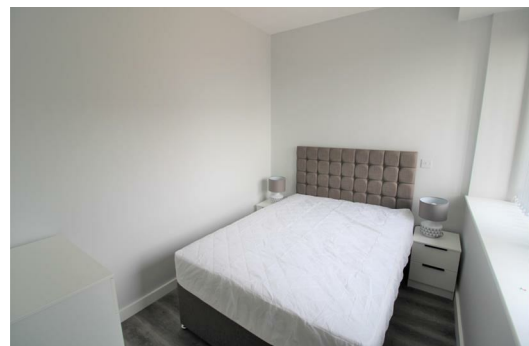
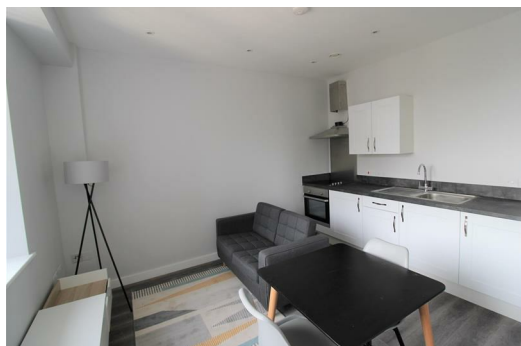
The Development is within minutes of Crosby Beach, these beautifully-appointed apartments are designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'.

PLEASE CALL TO BOOK APPOINTMENT 01519246000

Council Tax band: A

Deposit: £725.00

Rental Duration: minimum 12 months



## Lounge/ Kitchen

Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, under counter integrated fridge with icebox, Integrated Washing Machine, built in Storage Cupboard with hanging space

## Bedroom

Open to lounge, double glazed window, electric heater

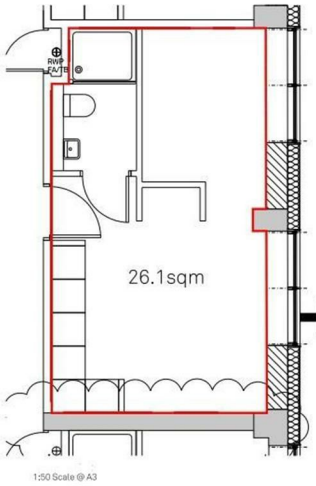
## Bathroom

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	62
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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