



**Sky Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD**  
**£750 PCM**

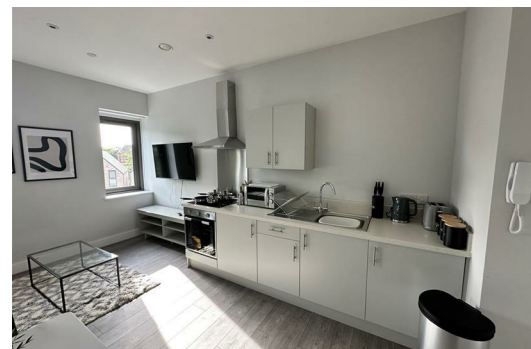
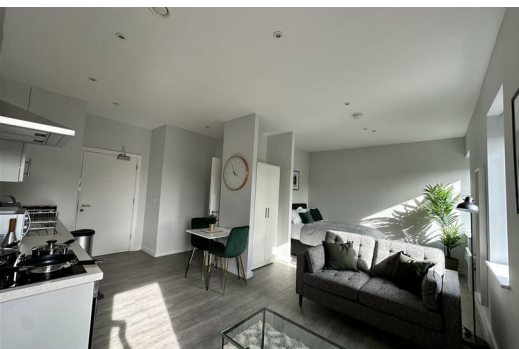
TO LET SECOND FLOOR FULLY FURNISHED STUDIO Apartment within SKY GARDENS. The property comprises of large open plan lounge / bedroom with fitted kitchen including appliances, Double glazed windows, electric heating, Shower Room with Large walk in Shower. The Development is within minutes of Crosby Beach, 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'.

Council Tax: A

Deposit: £750.00

Minimum Term: 12 Months

Broadband: BT FIBRE LINES INSTALLED



## Lounge / Kitchen/ Bedroom

20'4" x 18'0" (6.20 x 5.50)

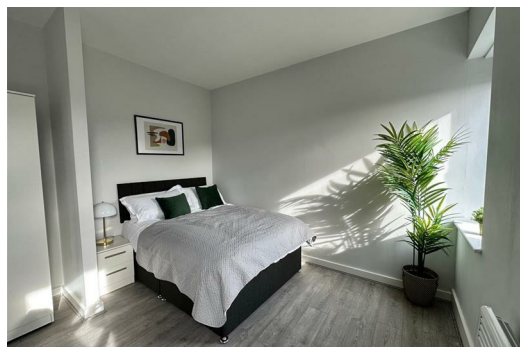
3 x Double glazed windows, 1 x electric wall heater, laminate flooring, kitchen comprises of a range of fitted base and wall units with single stainless steel sink unit with mixer tap, under counter fridge with icebox, washer dryer, cooker and hob, extractor hood.

## Shower Room

Part tiled, large shower base, glass enclosure, sink, low level w.c. heated towel rail, double glazed window

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>77</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

