

## Cap Martin The Serpentine, Liverpool, L23 6TD

£1,800 PCM

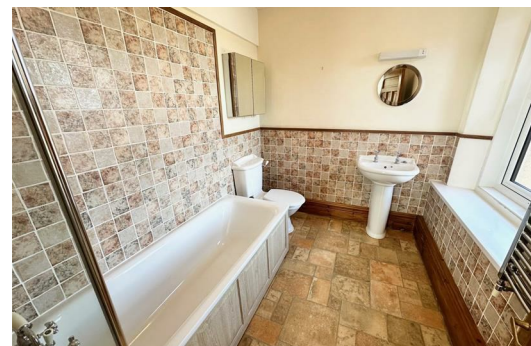
Welcome to this stunning duplex UNFURNISHED apartment TO LET located in the picturesque area of The Serpentine, Blundellsands boasting FULL SEA VIEWS. This property boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3/4 bedrooms and 3 bathrooms, there is ample space for all to enjoy.

One of the standout features of this apartment is the breathtaking sea views that can be enjoyed from the comfort of your own home. Imagine waking up to the sight of the sun rising over the water, or unwinding in the evening as you watch the boats sail by - truly a slice of paradise.

In addition to the luxurious interior, this property also offers parking for up to three vehicles, ensuring that you and your guests always have a convenient place to park. The private side garden provides a tranquil outdoor space where you can enjoy a morning coffee or host a summer barbecue.

Don't miss out on the opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

Deposit: £1800  
Council Tax Band: D  
Minimum Tenancy Length: 12 Months



## Exterior

Access to Garage, communal parking space for 2 cars, private side garden area

## Hallway

Entrance door, wooden floor, 2 x storage cupboards, staircase to first floor, understairs storage cupboard

## Lounge

Double glazed bay windows, wooden floor, feature fireplace

## Kitchen

Double glazed window, kitchen comprises of a range of fitted base and wall units, walk in pantry, Stainless steel 1 1/2 drainer sink with mixer taps, integrated dishwasher, fridge / freezer, cooker and grill, hob, extractor hood

## Shower Room / Utility

Fully tiled walls and flooring, ladder heated towel rail, walk in shower with glazed surround, low level w.c. Sink mirrored cabinet, Washing Machine.

## Bedroom 1

Double Glazed bay windows, wooden flooring, radiator, 2 x Wardrobes

## Ensuite Bathroom

Double glazed window, part tiled walls and flooring, heated ladder towel rail, panelled bath with mixer tap and shower, low level w.c. and sink, mirrored cabinet

## Bedroom 2 / Reception Room 2

Double glazed window, Wooden flooring, built in storage cupboard

## 1st Floor Landing

Carpet, staircase

## Wet Room

Fully Tiled walls and flooring, Shower, Low level w.c. and Sink, Double glazed Velux Window, Walk in storage room.

## Bedroom 3

Double glazed Velux windows x 2, Radiator and Carpet

## Bedroom 4

Double glazed Velux windows x 2, Radiator and Carpet - access to eave storage

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			
		77	81
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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