



## 8 Park Terrace, Liverpool, L22 3XB

£850 PCM

This neutrally decorated two-bedroom flat is available to let in Park Terrace, Liverpool, L22. The property offers an open-plan layout, combining a reception room and kitchen, which benefits from ample natural light. The flat features one double bedroom, one single bedroom, and a family bathroom.

Located in a sought after part of Liverpool, the flat is well situated for access to local amenities. Park Terrace is just a short distance from Crosby Beach and the popular Marine Lake, providing opportunities for walks and leisure. There are several highly regarded schools nearby, including St. Mary's College and Sacred Heart Catholic College, suitable for families or professionals seeking quality education provisions.

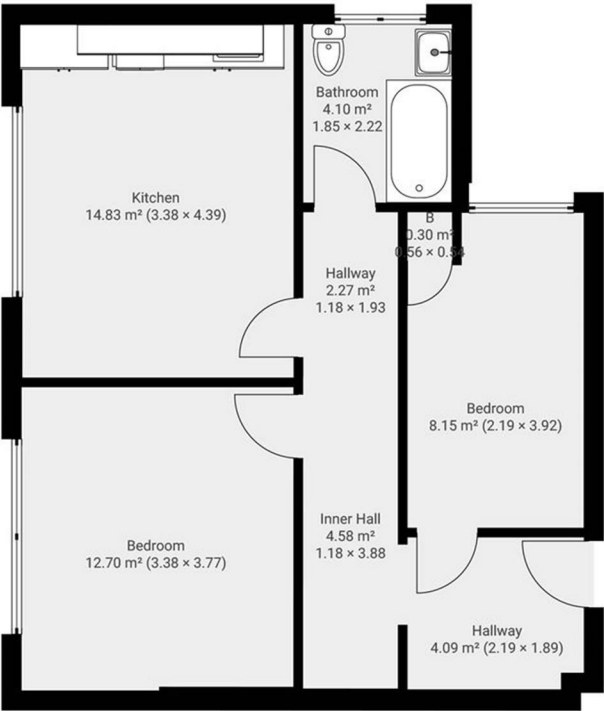
This property provides practical living with access to both coastal and urban amenities, appealing to those seeking a well-connected home in this desirable Liverpool neighbourhood. For further details or to arrange a viewing, please get in touch.

EPC- E  
Deposit- £980



| 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 |         |           |
|                                             | 40      | 53        |
| 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                                         |         |           |



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

