



## 3 Park Terrace, Liverpool, Merseyside L22 3XB

**£1,100 PCM**

Berkeley Shaw are pleased to offer TO LET NEW GROUND FLOOR FURNISHED PRESTIGE APARTMENT in Park Terrace. This is a brand new conversion of a beautiful character property in this highly sought after area of Waterloo. This Victorian Terrace consists of two and three bed apartments, benefitting from high ceilings and large windows flooding the rooms with natural light.

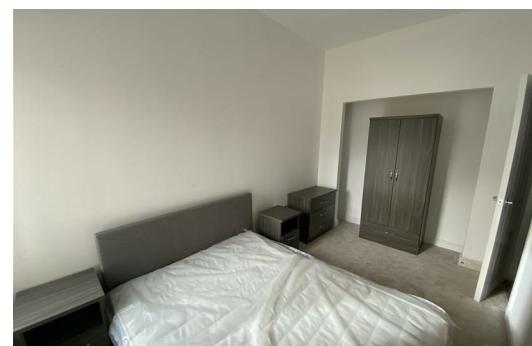
This Middle Floor two bed apartment is offered fully furnished with high quality furniture, the kitchen also includes integrated appliances and a washer/dryer.

Early viewing is recommended to avoid missing out on these beautiful apartments.

Deposit: £1,100.00

Council Tax Band: B

Minimum Tenancy: 12 months



## Hallway

Entrance door, laminate floor carpet to stairs down to living space, radiator

## Open Plan Lounge Kitchen

Double glazed Doors to exterior garden, radiators, laminate flooring, fitted kitchen comprises of a range of base and wall units with integrated appliances including fridge/ freezer, cooker and hob, freestanding dishwasher and washer/dryer. Furnishings include dining table and chairs, sofas, coffee tables.

## Bedroom 1

Double glazed window, radiator, carpet, Furnishings include Double bed headboard and mattress, bedside cabinets, chest of drawers, wardrobe

## Bedroom 2

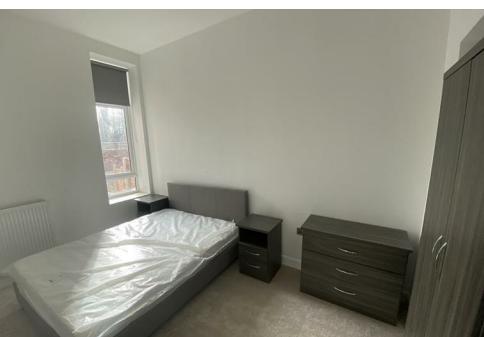
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## Bathroom

Fully tiled, panelled bath with combination shower over and screen, vanity sink unit and low level w.c.

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		
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