



Crawford Gardens, 161B Rose Lane, Liverpool, L18 5AE

£1,150 PCM

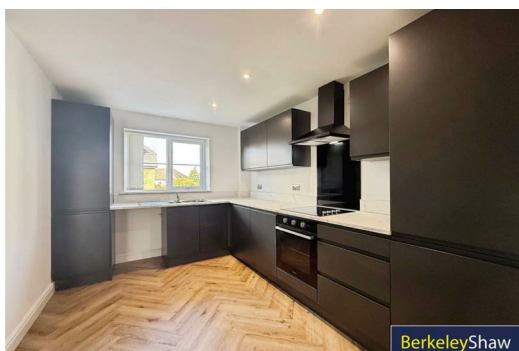
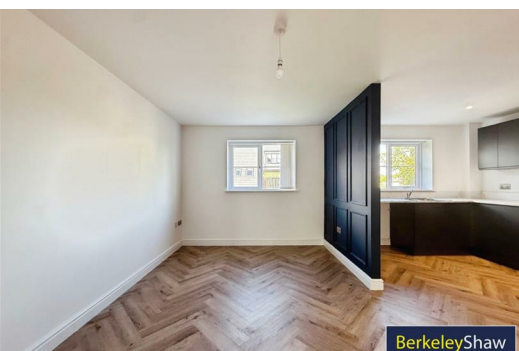
To let – an immaculate, brand new one-bedroom apartment within a recently completed high-efficiency development on Rose Lane in Mossley Hill, Liverpool.

Finished to an excellent standard throughout, the apartment offers a bright open-plan reception room with herringbone-style flooring and recessed lighting, leading to a contemporary fitted kitchen. The kitchen features sleek dark cabinetry, contrasting worktops and integrated oven and hob, providing a smart, practical cooking space.

The double bedroom is carpeted for comfort with neutral décor and good natural light. A stylish shower room completes the accommodation, fitted with large-format marble-effect tiling, walk-in shower, modern basin and WC. Hallways are wide and freshly finished, with quality internal doors and modern electric heating. The building and apartment present in immaculate, move-in ready condition, with an impressive EPC rating A and Council Tax band A, supporting lower running costs.

Rose Lane is a popular residential location, moments from the independent shops, cafés and restaurants of Mossley Hill and nearby Allerton Road. Green space is close at hand, with Sefton Park and Greenbank Park both within easy reach for leisure and recreation.

Transport links are excellent. Mossley Hill railway station is nearby, offering regular services to Liverpool Lime Street in around 10 minutes and towards Manchester and Warrington. Frequent bus routes run along Rose Lane



Hallway

Front Exterior

Living Room

Bedroom

Kitchen

Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and application should have not been tested and no guarantee is given for their use as a guide to the property.

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