



## Sky Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

£725 PCM

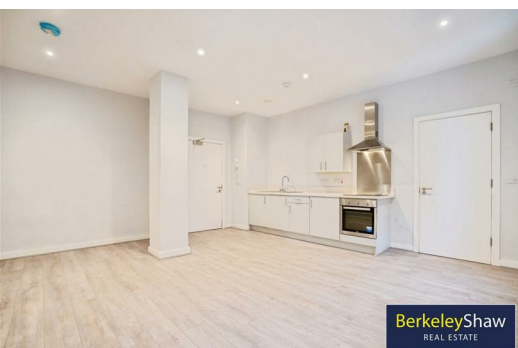
Nestled in the vibrant area of Waterloo, Liverpool, this modern UNFURNISHED studio apartment TO LET on within Sky Gardens offers a delightful living experience. The property boasts a well-designed layout, featuring a comfortable reception room that seamlessly integrates with the sleeping area, creating a spacious and inviting atmosphere.

The apartment is equipped with a contemporary Shower Room, ensuring convenience and style for everyday living. Its appealing design and modern finishes make it an ideal choice for those seeking a stylish yet practical home.

Situated in a lively neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The excellent transport links nearby provide effortless connectivity to Liverpool city centre and beyond, making this property perfect for commuters and city dwellers alike.

With its modern appeal and prime location, it presents a wonderful chance to embrace a comfortable lifestyle in one of Liverpool's charming suburbs. Don't miss the opportunity to make this delightful apartment your new home.

Deposit: £836  
Council Tax: A  
Minimum Term: 12 months

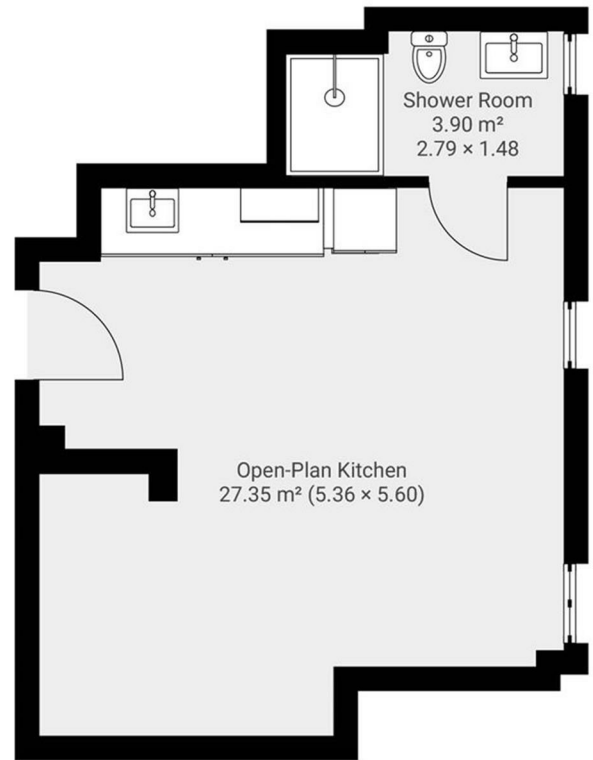


## Open Plan Lounge/ Kitchen / Bedroom

2 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.

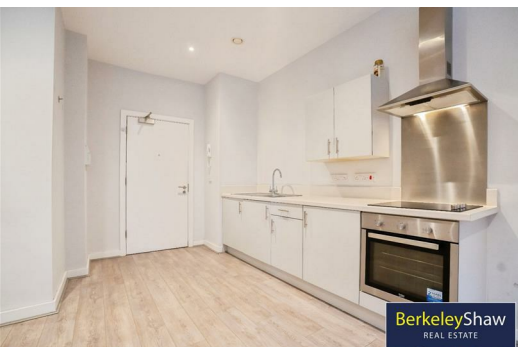
## Shower Room

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) <b>A</b>                          |                            |                            |
| (81-91) <b>B</b>                            |                            |                            |
| (69-80) <b>C</b>                            |                            |                            |
| (55-68) <b>D</b>                            |                            |                            |
| (39-54) <b>E</b>                            |                            |                            |
| (21-38) <b>F</b>                            |                            |                            |
| (1-20) <b>G</b>                             |                            |                            |
| Not energy efficient - higher running costs |                            |                            |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                            |
|---|----------------------------|----------------------------|
|   | Current                    | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                            |
| (92 plus) <b>A</b>  |                            |                            |
| (81-91) <b>B</b>  |                            |                            |
| (69-80) <b>C</b>  |                            |                            |
| (55-68) <b>D</b>  |                            |                            |
| (39-54) <b>E</b>  |                            |                            |
| (21-38) <b>F</b>  |                            |                            |
| (1-20) <b>G</b>   |                            |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                            |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |



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