



## 6 Neptune Place Grafton Street, Liverpool, L8 5AP

£950 PCM

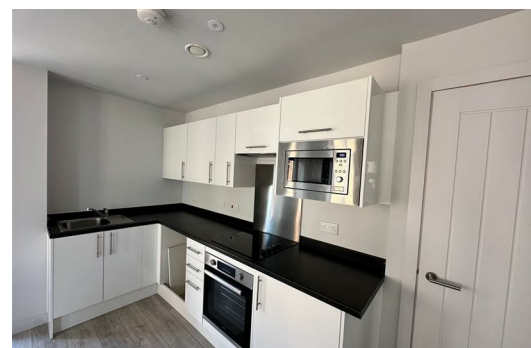
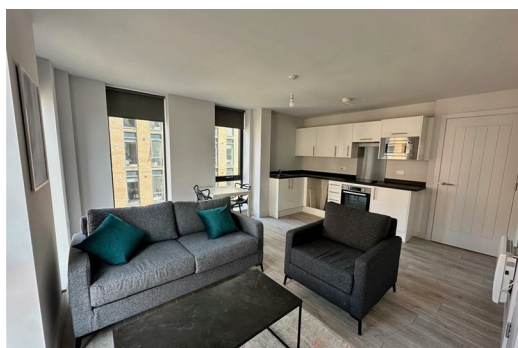
Berkeley Shaw are proud to introduce TO LET ONE BEDROOM FURNISHED APARTMENT IN 6 NEPTUNE PLACE – a brand new community development based in the heart of Liverpool's coolest neighbourhood; The Baltic Triangle.

A five-storey development this is a LUXURY 1 Bedroom FURNISHED Corner Apartment is available with floor-to-ceiling windows giving views of the city

The apartments also offer a spacious open-plan kitchen with integrated appliances.

There are several facilities to offer residents a premium, practical and personable living experience. For instance, super-fast Wi-Fi (t & c apply), reception with 24-hour concierge, bike storage and CCTV security. NO PARKING WITH THIS APARTMENT

This apartment is available now



## Hallway

Entrance Door, wall heater, laminate flooring access to all rooms

## Open Plan Lounge Kitchen

Double glazed windows, laminate flooring, walk in storage cupboard with water cylinder, kitchen comprises of a range of fitted base and wall units with stainless steel single sink and drainer with mixer tap, appliance include electric oven and hob, extractor hood, under counter fridge with ice box, washing machine. furnishings include sofa, chair, dining table and two chairs, coffee table, tv stand, tv

## Bedroom

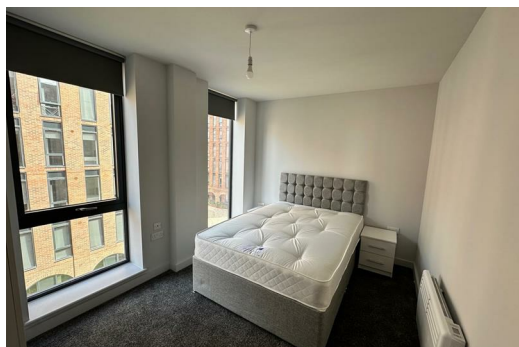
Double glazed windows, electric wall heater, carpet, furnishings include double bed mattress and headboard, bedside cabinets, 2 door wardrobe

## Bathroom

Part tiled walls and flooring, ladder towel rail, panelled bath with shower over and glazed screen, sink , low level w.c. large mirror

| 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                                                       |                         |           |
| (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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