



## 47-51 Mersey View, Liverpool, L22 6QA

£995 PCM

Berkeley Shaw Estate Agents are pleased to offer TO LET UNFURNISHED 2 Bedroom FIRST FLOOR Apartment, The building has been subject to an exceptional conversion, set in the heart of Brighton - Le- Sands, one of Liverpool's most affluent suburbs. Located close to local transport links, beach and amenities.

The property comprises of hallway, Open plan Lounge Kitchen with private balcony, kitchen includes appliances fridge/freezer, electric oven and hob, plumbing for washing machine. Two double bedrooms and shower room. The property benefits from double glazing, electric heating, carpets, communal parking to rear

Council Tax Band: New Build Not Yet Banded

Deposit: £995.00

Minimum Term: 12 Months



## Hallway

laminated flooring, electric wall heater

## Open Plan Lounge Kitchen

Double glazed windows, 2 x electric wall heaters, laminated flooring kitchen comprises of a range of fitted base and wall units with stainless steel single sink with mixer tap, hob, oven, extractor hood integrated fridge / freezer

## Bedroom 1

Double glazed window and French doors to balcony, carpet, electric wall heater

## Bedroom 2

Double glazed window, carpet, electric wall heater

## Shower Room

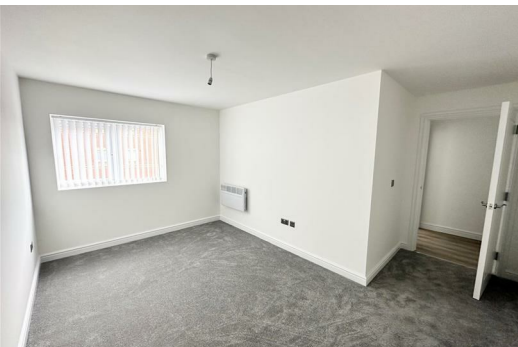
High gloss wall tiles, large walk in shower unit, electric shower, vanity sink low level w.c.

## Rear Exterior

Communal parking

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	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

