



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

**£875 PCM**

Berkeley Shaw Are please to offer TO LET UNFURNISHED 2 BEDROOM APARTMENT, situated on the First Floor Link Building at CROSBY GARDENS Development which is within minutes of Crosby Beach, these beautifully-appointed apartments are designed for professionals working in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place'.

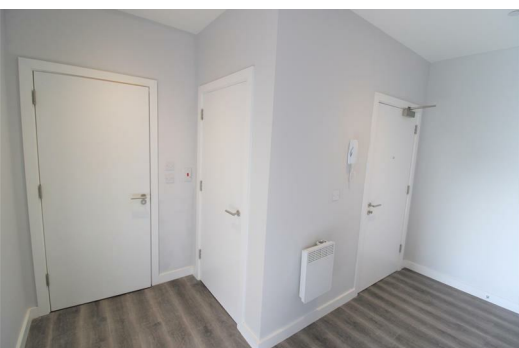
Crosby was recently named by 'The Sunday Times' as one of the top 5 places to live in the North West and is popular with sports stars and celebrities. Crosby Gardens complete with concierge, integrated appliances, and optional on-site parking.

PLEASE CALL TO BOOK APPOINTMENT 01519246000

Council Tax Band: A

Deposit: £875

Minimum Term: 12 Months



## Hallway

Laminate flooring, walk in storage cupboard with plumbing for washing machine.

## Open Plan Lounge/ Kitchen

Double glazed window, laminate flooring, electric wall heaters, kitchen comprises of the a range of high gloss fitted base and wall units with integrated appliances including electric oven and hob, integrated fridge freezer, integrated dishwasher, extractor hood

## Bedroom 1 with Ensuite Bathroom

Double glazed window, laminate flooring, electric wall heater, storage cupboard with metal hanging rail

## Ensuite Shower Room

Part tiled walls, lino flooring, electric ladder towel rail, large walk in shower, electric shower, low level w.c. sink with mixer tap

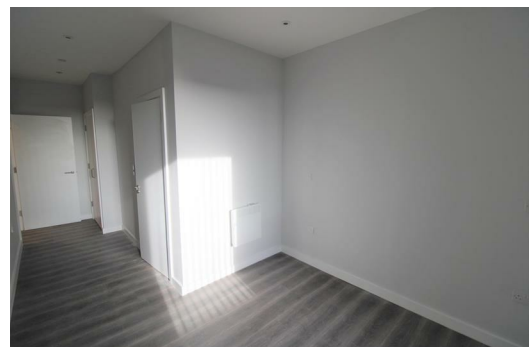
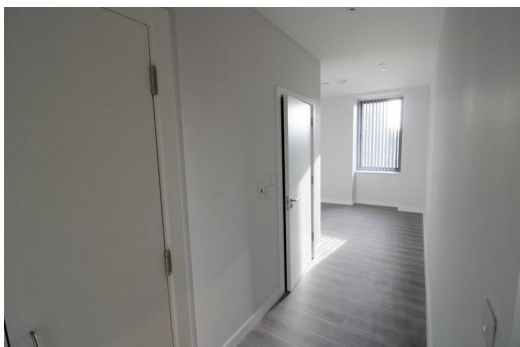
## Bedroom 2

Double glazed window, laminate flooring, electric wall heater, fitted storage cupboard with hanging rail.

## Main Shower Room

Part tiled walls, lino flooring, electric ladder towel rail, large walk in shower, electric shower, low level w.c. sink with mixer tap

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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