



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

£995 PCM

Welcome to this charming apartment TO LET this UNFURNISHED 2/3 BEDROOM Apartment located in the picturesque area of Mersey View, Brighton-Le-Sands. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 2 cosy bedrooms, you'll have plenty of room to unwind after a long day.

The apartment features 1 shower room perfect for your daily routines. The layout is thoughtfully designed to maximise space and create a comfortable living environment. Whether you're a first-time renter, downsizing, the property is self contained

Situated in a desirable location, you'll enjoy the tranquillity of Mersey View while still being close to all the amenities that Brighton-Le-Sands has to offer. From charming cafes to scenic walks along the waterfront, this area has something for everyone.

Don't miss out on the chance to make this apartment your own and experience the best of Liverpool living. Contact us today to arrange a viewing and take the first step towards calling this lovely property your new home.

Deposit: £995

EPC: E

Minimum Term: 12 months



## Rear Exterior

Communal Parking, access to self contained apartment

## Internal Staircase

carpeted staircase to second floor apartment

## Hallway

Entrance door, wood effect laminate flooring, electric wall heater

## Lounge

Double glazed window, Laminate flooring, electric wall heater

## Kitchen

Window, laminate flooring, kitchen comprises of a range of fitted base units, stainless steel sink with mixer tap, electric oven and hob, plumbing for washing machine

## Bedroom 1

Double glazed window, carpet electric wall heater

## Bedroom 2

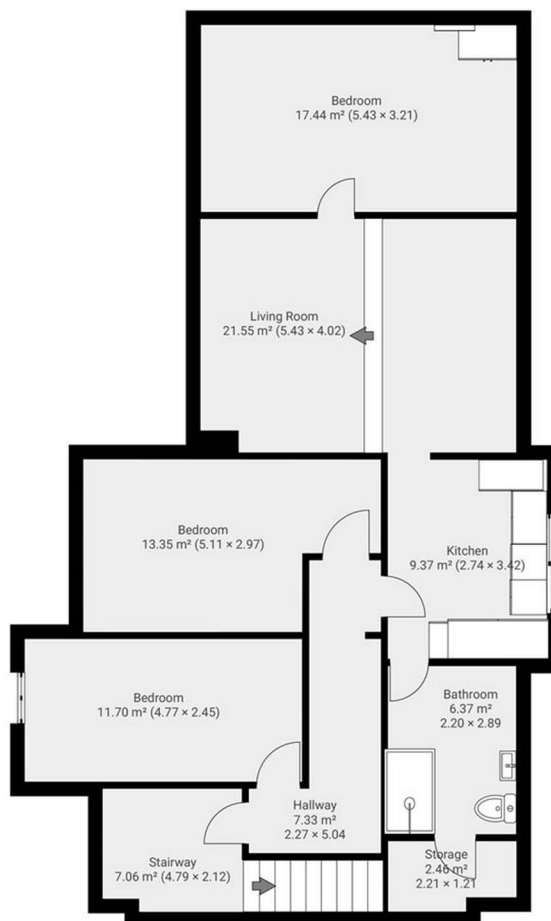
Double glazed window, carpet electric wall heater

## Study / Bedroom 3

Carpet electric, wall heater

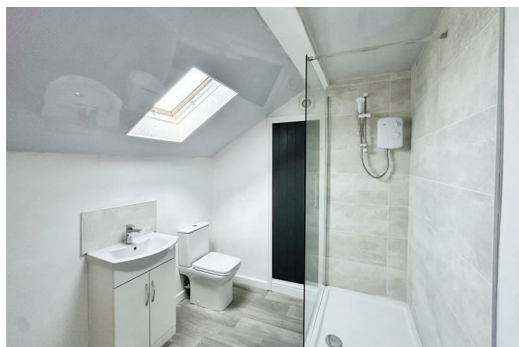
## Shower Room

Window, part tiled walls, laminate flooring vanity sink with mixer tap, large walk-in shower low level w.c., walkin storage room



| 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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