



## Crawford Gardens 161C Rose Lane, Liverpool, L18 5AF

£1,100 PCM

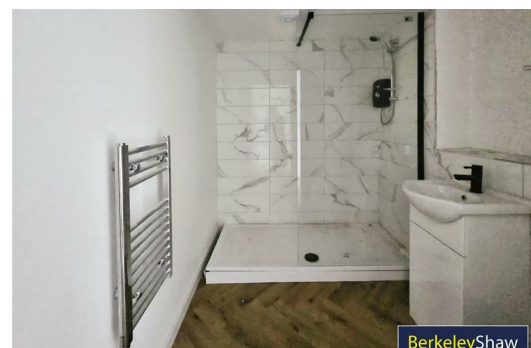
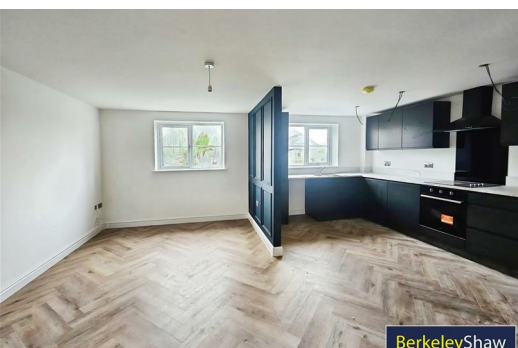
Presenting an immaculate one-bedroom flat to let within a sought-after new build development, perfectly positioned for professionals seeking effortless living. The property is ideally located, offering exceptional access to public transport links and a wide array of local amenities, making it a prime choice for modern city lifestyles.

The apartment boasts a bright and spacious open-plan reception room, enhanced by large windows that flood the space with natural light. The contemporary design creates an inviting atmosphere, ideal for both relaxing and entertaining. The flat features a generous double bedroom, providing comfortable and peaceful accommodation.

Residents will appreciate the stylish bathroom, fitted to a high standard with a luxurious rain shower and a practical heated towel rail for ultimate comfort and convenience.

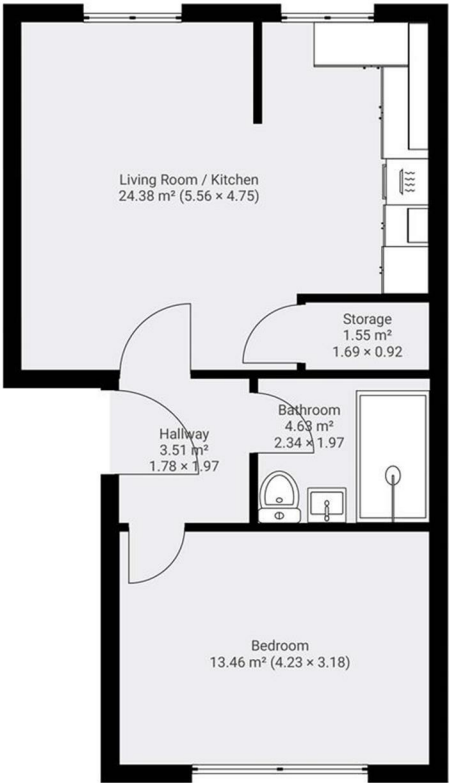
Adding to the appeal, this flat offers the rare benefit of allocated parking, ensuring secure and convenient vehicle storage—a true asset in this vibrant area.

Set within a pristine new build, this property guarantees a modern, low-maintenance home with a high-quality finish throughout. Whether you commute daily or enjoy the benefits of living in a well-connected neighbourhood, this flat seamlessly merges comfort with convenience.



| 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 |         |           |
| England & Wales<br>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) <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 |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |



Berkeley Shaw Estate Agents Limited.  
 Company No. 0784754

Berkeley Shaw Real Estate Limited.  
 Company No. 05206927

