



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

**£850 PCM**

Welcome to this charming Unfurnished apartment TO LET located in the desirable area of Mersey View, Brighton-Le-Sands. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or couples seeking a stylish home.

Upon entering, you will find a spacious open plan lounge and kitchen area, designed to create a warm and inviting atmosphere. The lounge features elegant French doors that open out, allowing natural light to flood the space and providing a lovely view of the surroundings. This layout is perfect for entertaining guests or simply enjoying a quiet evening at home.

The apartment boasts a well-appointed bedroom, complete with a dressing room that offers ample storage space for your belongings. This thoughtful addition enhances the functionality of the bedroom, making it a serene retreat at the end of the day.

Additionally, the property benefits from communal parking to the rear, providing convenience for residents.

Situated in a vibrant community, this apartment is within easy reach of local amenities, parks, and the beautiful coastline, making it an excellent choice for those who appreciate both convenience and leisure.



Hallway  
Laminate flooring

Open Plan Lounge Kitchen  
laminate flooring, electric wall heaters, double glazed window and French Doors out on to patio area, kitchen comprises of fitted base and wall units with single stainless steel sink with mixer taps, integrated fridge/ freezer, oven, hob and extractor hood. plumbing for washing machine.

Bedroom 1 with Dressing Room  
Double glazed windows, electric wall heater, carpet

Shower Room  
Fully tiled, large walk in shower with glass screen and electric shower, vanity sink unit, low level w.c.

Rear Exterior  
Communal Parking

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

