



**BerkeleyShaw**

## Apartment 2, Scarisbrick Gardens 51 Scarisbrick New Road, Southport, PR8 £1,300<sup>BD</sup> PCM

Nestled on the prestigious Scarisbrick New Road in Southport, this stunning development offers a luxurious lifestyle in a brand new development of seven executive apartments. Boasting a high specification finish, these apartments have been designed with practicality and comfort at heart.

Apartment 2 Two Bed 74.85 SqM

With resident parking available for one vehicle, convenience is at your doorstep. Whether you're looking to relax in the spacious living area or unwind in the well-appointed bedrooms, these apartments provide the perfect blend of comfort and style. The kitchen's and bathrooms are stylishly finished with the added luxury of under floor heating.

Embrace the charm of Southport living in this modern and elegant apartment - your dream home awaits! Viewing is strictly by appointment only, contact us today to arrange a viewing!

Deposit- £1300  
Minimum term- 12 months  
EPC- C



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## Hallway

LVT herringbone flooring, intercom entry system, electric heater & storage cupboard.

## Living room

Double glazed windows, herringbone LVT flooring, wood paneling & electric heater.

## Kitchen

Range of wall & base units, stainless steel sink with mixer tap & drainer, integrated fridge freezer, induction hob, electric oven, underfloor heating, double glazed window & space for washing machine.

## Bedroom 1

Double glazed window, wood paneling & electric heater.

## En-suite

Tiled floor & walls, WC, basin, walk in shower & heated towel rail.

## Bedroom 2

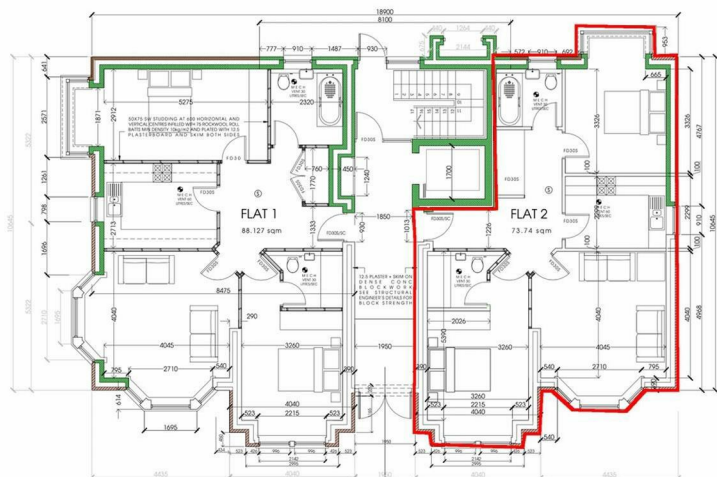
Double glazed window & electric heater.

## Bathroom

Double glazed window, tiled floor, WC, basin, spotlights, bath with glass screen & shower.

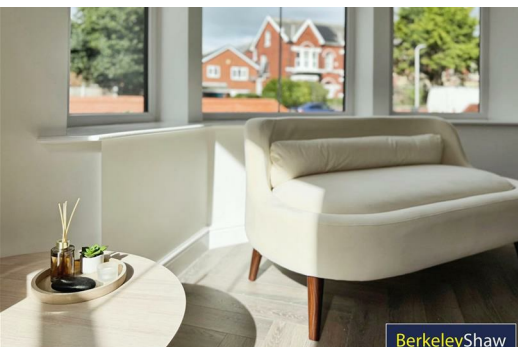
## Externally

2 allocated parking spaces & communal gardens.



| 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 |           |

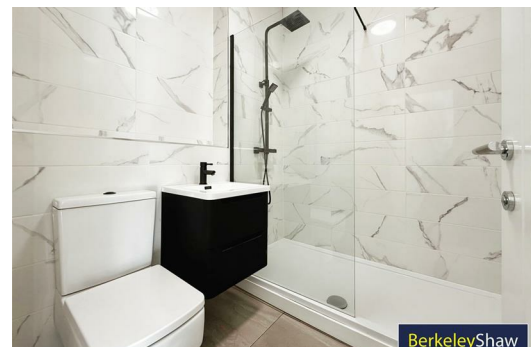
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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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