

## 9 Crosby Road North, Liverpool, L22 0AE

**£1,100 Per Month**

A Wilson Estates are delighted to offer To Let this furnished two bedroom apartment in the sought-after Copper Box development, Crosby Road North, Waterloo.

This beautifully presented, move-in-ready two-bedroom apartment offers sleek, contemporary, open-plan living.

Flooded with natural light, it features a bright living and dining area that flows seamlessly into a high-spec, integrated kitchen.

Further highlights include two well-proportioned double bedrooms, a stylish bathroom, secure parking, lift access, and secure entry.

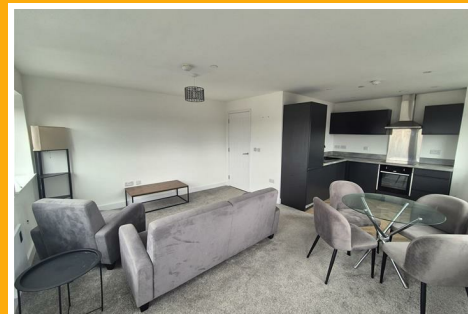
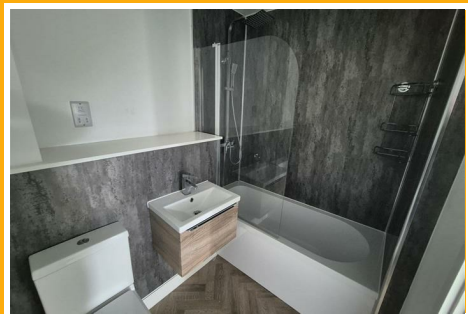
Perfectly situated just moments from Waterloo Station, shops, and cafes, this is an exceptional home for professionals or couples.

Furnishing requirements to be discussed.

# 9 Crosby Road North

Crosby, Liverpool, L22 0AE

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## Entrance Hallway

Wooden door to side elevation. Lighting, electric radiator, carpet, and built-in storage cupboard.

## Lounge

uPVC double-glazed windows to side and rear elevations. Lighting, electric radiators, carpet, and blinds.

## Kitchen

uPVC double-glazed windows to rear elevations. Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Integrated fridge, freezer, and washing machine. Lighting, electric radiator, blinds, and vinyl flooring.

## Bedroom One

uPVC double-glazed windows to rear elevation. Lighting, electric radiator, carpet, and blinds.

## Bedroom Two

uPVC double-glazed windows to rear elevation. Lighting, electric radiator, carpet, and blinds.

## Bathroom

Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Lighting, heated towel rail, and vinyl flooring.

## Externally

Set in well maintained grounds. Communal entrance with elevator. Allocated parking space.

## Additional Information

Council Tax Band : B

EPC Rating : E

Holding Deposit : £253

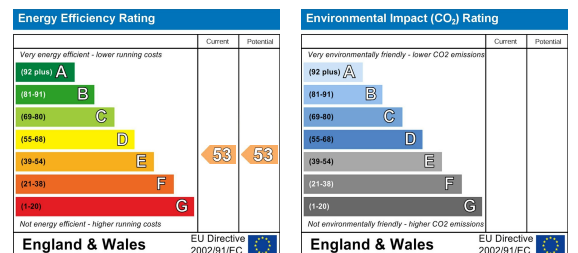
STRICTLY NO SMOKING POLICIES APPLY





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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