



## Sky Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

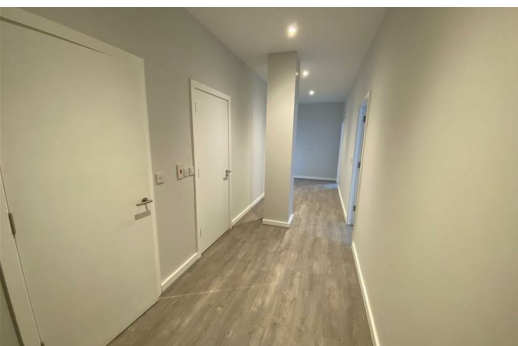
Asking Price £155,000

Are you in the market for a turnkey apartment which is ideal for first time buyers, downsizers or for a buy to let?

This spacious two-bedroom third floor apartment is offered to the sales market by Berkeley Shaw. Situated in the newly completed Sky Gardens Development in the heart of L22. The surrounding area is vibrant and offers a fantastic array of amenities. There is excellent transport links via both road and rail giving access into Liverpool City Centre and surrounding areas, making this an ideal purchase for commuters. The immediate area also offers an excellent range of shops, bars and restaurants giving any buyer the potential for an enviable social life! South Road and St John's Road also offer a range of shopping facilities.

Accessed via the communal hallway with both stairs and lift access, the accommodation briefly comprises; spacious entrance hall with storage cupboard, two generous double bedrooms, the master bedroom benefits from an en-suite shower room. The spacious kitchen diner is beautifully presented and is the perfect space to relax or entertain guests. The kitchen boasts a range of integrated appliances including a fridge-freezer, electric hob, electric oven and dishwasher. Completing the layout is a further modern shower room. Further benefits to the property include no onward chain, secure intercom entry system and double glazing.

Get in touch straight away to arrange a viewing!



## Hallway

Entrance door, laminate floor, electric wall heater

## Storage Room

Laminate flooring, plumbing for washing machine

## Bedroom 1

Double glazed window, laminate flooring, Electric wall heater

## Ensuite Shower Room

Part tiled walls, large mirror, walk in shower cubical with glass screen and sliding door, Electric shower, low level w.c. sink, Electric ladder towel rail

## Bedroom 2

Double glazed window, laminate flooring, Electric wall heater

## Shower Room

Part tiled walls, large mirror, walk in shower cubical with glass screen and sliding door, Electric shower, low level w.c. sink, Electric ladder towel Rail

## Open Plan Lounge Kitchen

3 x double glazed windows, 1 x electric wall heater, laminate flooring, kitchen comprises of a range of fitted base and wall units, stainless steel sink with mixer tap, Electric oven, Electric hob, extractor hood, integrated Fridge/ Freezer, dishwasher

GROUND FLOOR



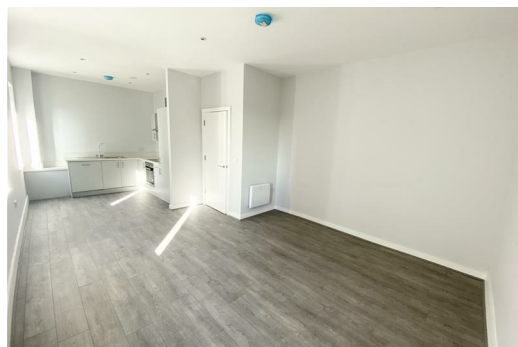
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure C1023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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