



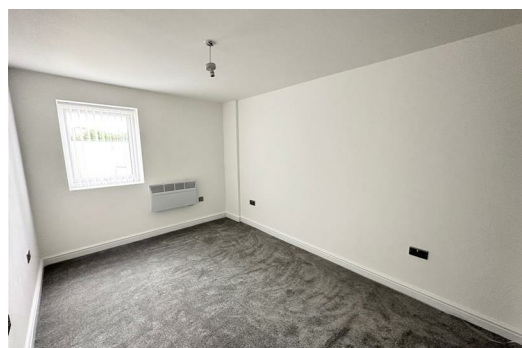
## 47-51 Mersey View, Liverpool, L22 6AB

£875 PCM

Berkeley Shaw Estate Agents are pleased to offer TO LET UNFURNISHED 1 Bedroom GROUND FLOOR Apartment, The building has been subject to an exceptional conversion, set in the heart of Brighton - Le- Sands, one of Liverpool's most affluent suburbs. Located close to local transport links, beach and amenities.

The property comprises of hallway, Open plan Lounge Kitchen with access to patio area kitchen includes appliances fridge/freezer, electric oven and hob, plumbing for washing machine. One double bedroom and shower room. The property benefits from double glazing, electric heating, carpets, communal parking to rear

Council Tax Band: A  
Deposit: £875.00  
Minimum Term: 12 Months



## Hallway

Laminate flooring, electric wall heater

## Open Plan Lounge Kitchen

laminare 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 / Office Area

double glazed window, electric wall heater, electric wall heater, carpet

## Shower Room

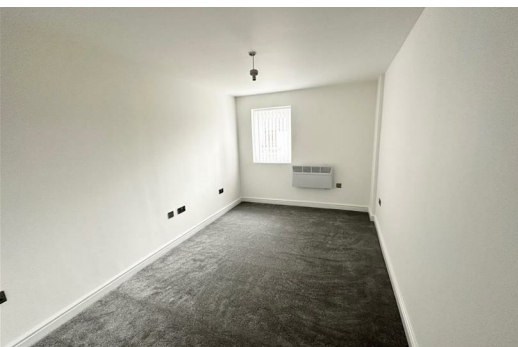
Fully tiled, large walk in shower with glass screen and electric shower, vanity sink unit, low level w.c.

## Rear Exterior

communal parking

Energy Efficiency Rating		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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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