



## 7 Francine Close, Liverpool, Merseyside L3 6LN

£795 PCM

Berkeley Shaw are please to offer this well presented 2 BEDROOM FIRST FLOOR unfurnished apartment. This property briefly comprises of hallway, lounge, kitchen, 2 bedrooms and a bathroom.

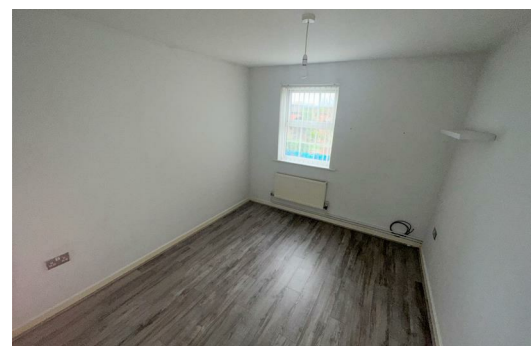
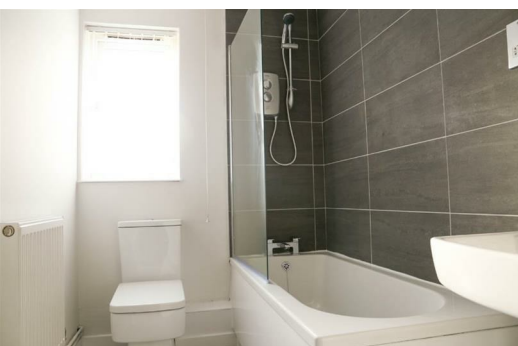
On Site Parking

Viewings are highly recommended as this property is in a sought after location in L3 not far from the city centre.

Council Tax band: B

Deposit: £795

Rental Duration: minimum 12 months



## Hallway

entrance door, storage cupboard

## Lounge

french doors with Juliet balcony, laminate flooring, radiator

## Kitchen

Double glazed window, laminate flooring, kitchen comprises of a range of fitted base and wall units with stainless steel sink with mixer tap, integrated electric oven, gas hob, extractor hood, part tiled around surfaces, plumbing for washing machine, space for fridge freezer.

## Bedroom 1

Double glazed window, radiator, laminate flooring

## Bedroom 2

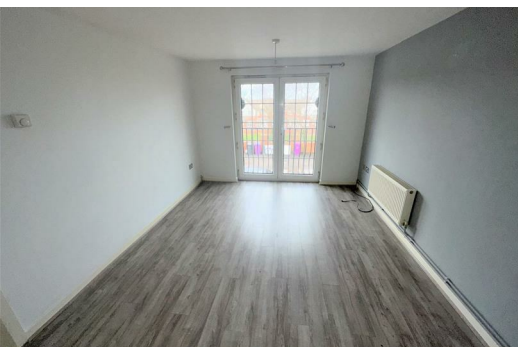
Double glazed window, radiator, laminate flooring

## Bathroom

Double glazed window, part tiled walls, panelled bath with shower over and glass shower screen, low level w.c. and sink

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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