



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

### Starting Bids £90,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

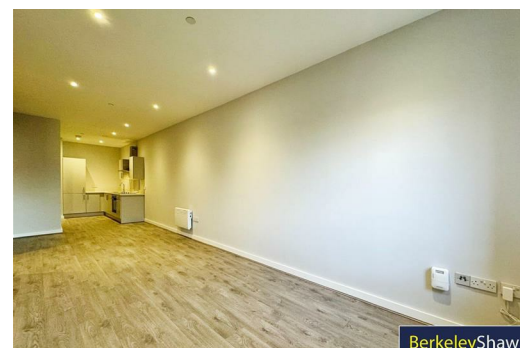
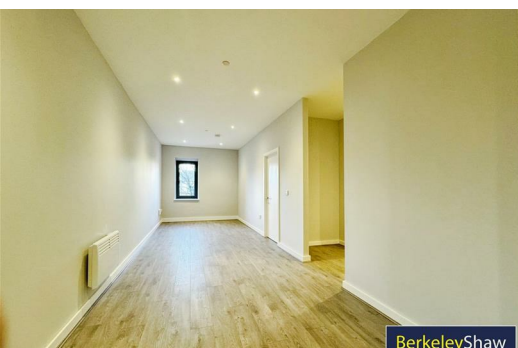
Welcome to this stylish one-bedroom apartment, situated on the first floor of the popular Sky Gardens development on Crosby Road North. Offering a modern and versatile living space, this property is ideal for professionals, first-time buyers, or those seeking a convenient, low-maintenance home.

The apartment features an open-plan living, dining, and kitchen area, fully equipped with a range of integrated appliances, perfect for everyday living and entertaining. Off the living space, you'll find a further reception area with the potential to be used as a study, casual bedroom, or additional lounge area—offering flexibility to suit your needs.

The spacious double bedroom provides a peaceful retreat, and the modern shower room is well-appointed with contemporary fixtures and fittings.

The development benefits from lift access, ensuring ease of movement throughout, and parking is available, subject to terms and conditions.

With its fantastic location and modern design, this apartment offers a perfect blend of comfort and convenience. Located close to local amenities, transport links, and the vibrant Crosby area, it provides easy access to



## Open Plan Lounge / Kitchen

Double glazed window, electric wall heater, laminate flooring, kitchen comprises of a range of fitted wall and base units, work surfaces, stainless steel sink with mixer tap, integrated appliances include fridge/ freezer, electric oven, electric hob, extractor hood, washer dryer

## Second Reception / Study

Laminate flooring, electric wall heater

## Bedroom 1

Double glazed window, laminate flooring, electric wall heater

## Shower Room

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

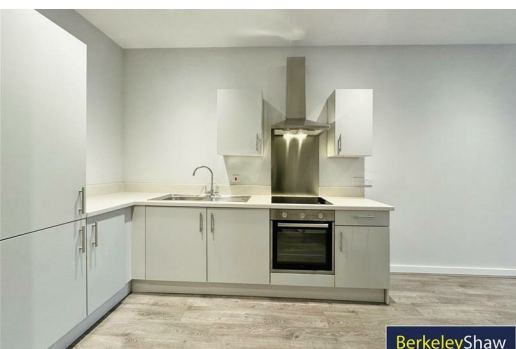
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

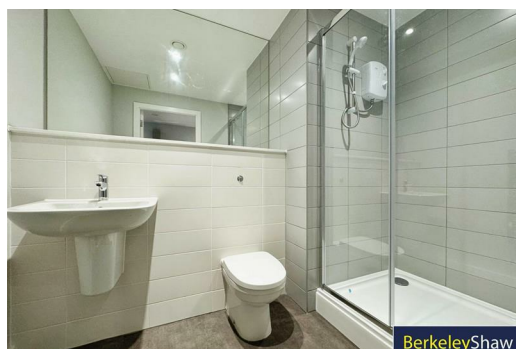
GROUND FLOOR



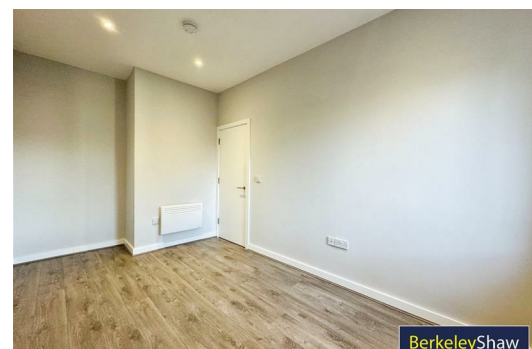
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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 Q2024



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

