



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

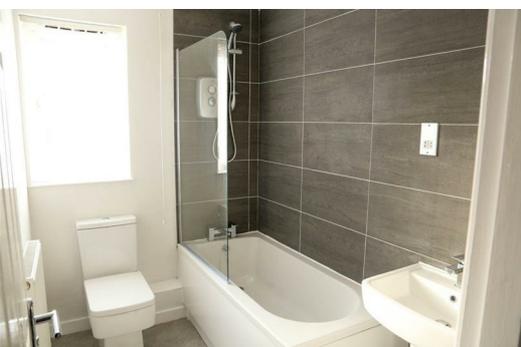
£795 PCM

Welcome to this TWO BEDROOM Apartment TO LET located in the Francine Close in Liverpool. This delightful property features a well-appointed reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, it offers ample space for individuals or small families seeking a cosy home.

The apartment includes a modern bathroom, designed for both convenience and comfort. The layout is practical, ensuring that every inch of space is utilised effectively. Additionally, the property benefits from parking for one vehicle, a valuable feature in this bustling area.

Situated in a friendly neighbourhood, this apartment is close to local amenities, making it an ideal choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy life in Liverpool. Don't miss the chance to make this lovely apartment your new home.

Council Tax Band: B  
Deposit: £917  
Minimum Term: 12 months



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		
	80	80
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

