



**BerkeleyShaw**

## City Quay Ellerman Road, Liverpool, L3 4FG

**£1,100 PCM**

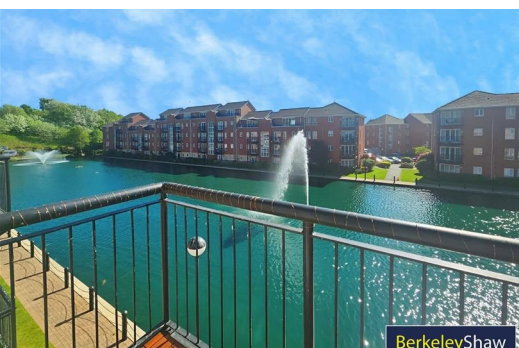
Berkeley Shaw are delighted to offer an apartment that ticks all the boxes, the apartment has been beautifully refurbished and is situated within the City Quay Development set in the heart of Liverpool.

This property is a two Bedroom FURNISHED second floor apartment complete with allocated parking. The owner is happy to offer a sofa bed with desk in the second bedroom or can switch to a bed and mattress if required.

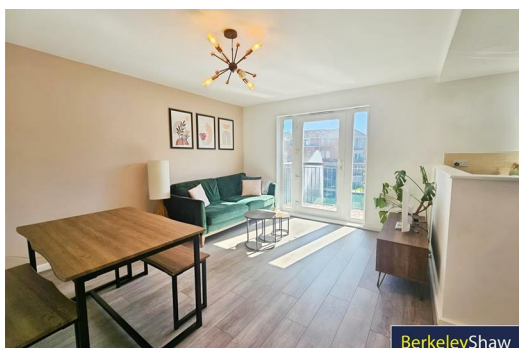
The property comprises of hallway, open plan lounge/kitchen with appliances, two double bedrooms, modern bathroom with gas central heating. This apartment is fully double glazed and has balcony overlooking the lake.

Contact our office to arrange a viewing.

Minimum Term: 12 months  
Deposit: £1269.23



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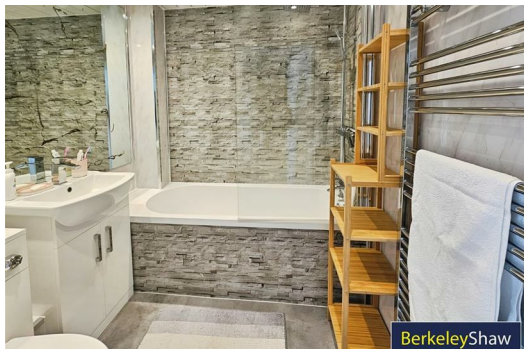


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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>		
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Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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