



## 2 Neptune Place Grafton Street, Liverpool, Merseyside L8 5AH

**£1,150 PCM**

Berkeley Shaw are pleased to offer this high specification TWO BEDROOM FURNISHED, luxury apartment located in the exclusive NEW DEVELOPMENT NEPTUNE PLACE.

The complex boasts a number of benefits for residents, including a concierge, lifts access, the property comprises entrance hall, spacious open plan Kitchen living/dining area, fully fitted and integrated kitchen, two double bedrooms and bathroom.

An early inspection of this wonderful home is recommended in order to not miss out on a fantastic opportunity.

Deposit: £1,150.00  
Council Tax Band: C  
Minimum term 12 months



## Hallway

Entrance door, laminate flooring, wall panel heater, walk in storage cupboard with washer/ dryer and water cylinder

## Open Plan Lounge/ Kitchen

Double glazed windows, blinds, laminate flooring, electric wall heater, kitchen comprises of a range of high gloss base and wall units, granite surfaces and inset sink with mixer taps, integrated appliances include, fridge / freezer, oven and hob. Other furnishings include - Microwave, dining table and chairs, couches and chair, coffee table, tv stand, tv, rug and cushions.

## Bedroom 1

Double glazed windows, blinds, electric wall heater, carpet, fitted wardrobe with sliding doors, double bed and mattress, two x bedside cabinets

## Bedroom 2

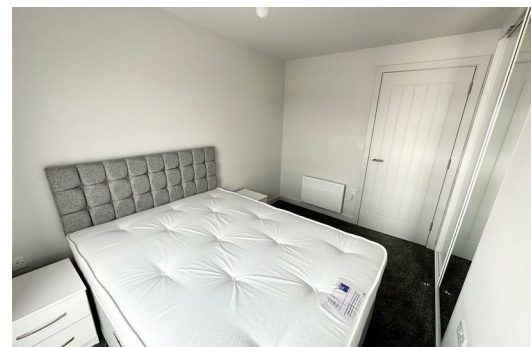
Double glazed windows, blinds, electric wall heater, carpet, fitted wardrobe with sliding doors, double bed and mattress, two x bedside cabinets

## Bathroom

Fully tiled wall and flooring, bath with shower over, low level w.c. vanity sink with drawers below.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 74      | 74        |
| (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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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