



**BerkeleyShaw**

## 322 South Ferry Quay, Liverpool, L3 4EJ

**£1,100 PCM**

Presenting an immaculately presented two-bedroom flat To Let in a sought after waterfront location, ideal for professionals seeking contemporary comfort and exceptional convenience. This outstanding property offers a seamless blend of modern living with an open-plan reception room, characterised by ample natural light and large windows that perfectly frame the stunning surroundings. The generous living area flows into a stylish open-plan kitchen, designed to inspire culinary creativity, and benefiting from abundant natural light.

The spacious master bedroom is complete with built-in wardrobes, providing ample storage while maintaining a streamlined aesthetic. The second bedroom is a well-proportioned double, suitable for guests or use as a home office.

A pristine bathroom is featured, offering sleek fixtures including a heated towel rail to add a touch of luxury and comfort to everyday routines. The property further impresses with an excellent EPC rating of 'B', ensuring energy efficiency and lower running costs.

Benefit from secure covered parking, a highly desirable feature in this prime waterfront development. The flat falls within Council Tax Band C, making it an attractive option for discerning tenants.

Experience the best of both worlds with tranquil waterfront living, yet with all amenities and transport links easily accessible. This is an outstanding opportunity to reside in a truly immaculate flat, combining stylish




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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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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