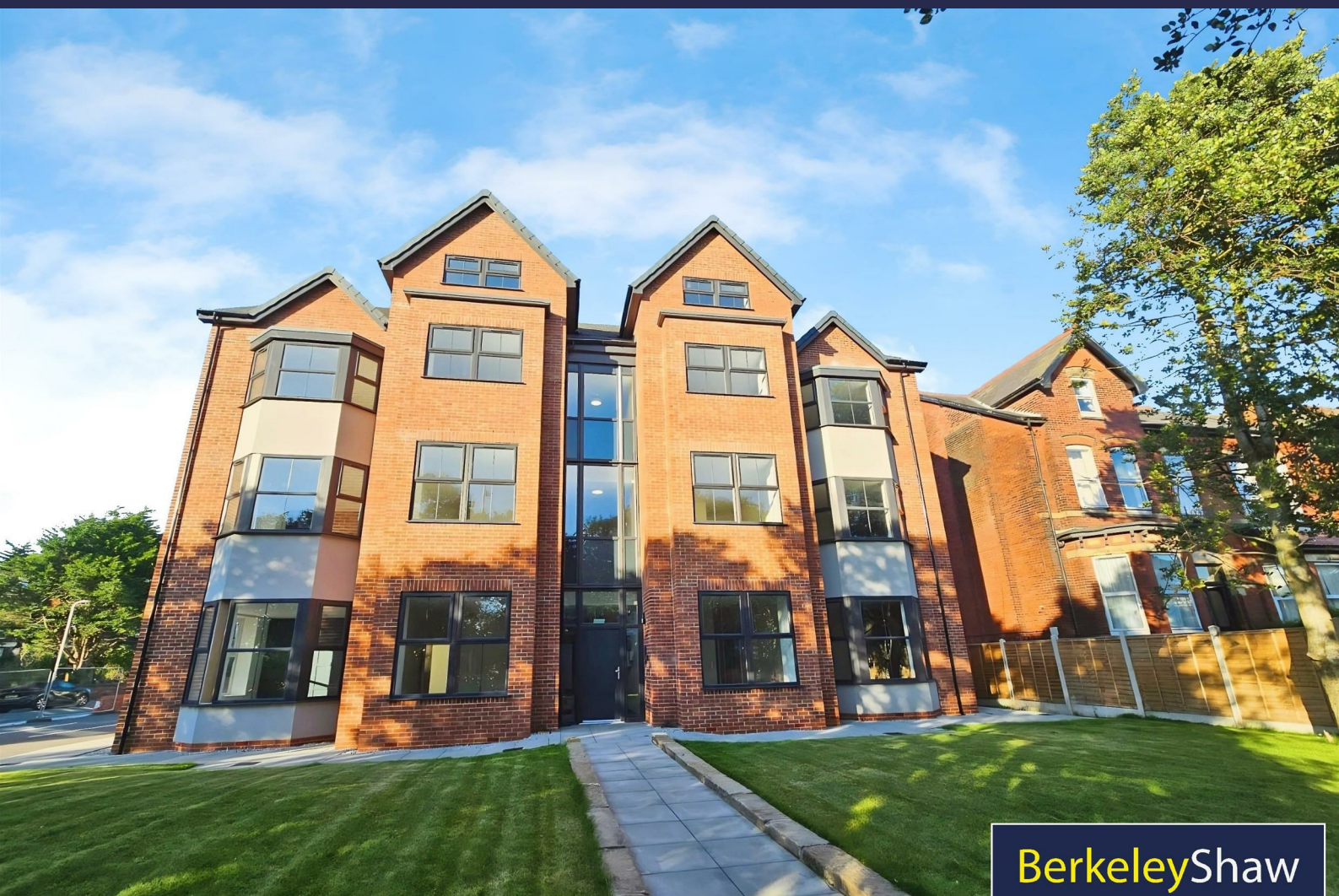




## Scarisbrick Gardens Scarisbrick New Road, Southport, PR8 6PQ

### £1,400 PCM

Berkeley Shaw Real Estate are delighted to bring to the market to let this two bedroom apartment. Nestled on the prestigious Scarisbrick New Road in Southport, this stunning development offers a luxurious lifestyle in a brand new development of seven executive apartments. Boasting a high specification finish, these apartments have been designed with practicality and comfort at heart.

With resident parking available for one vehicle, convenience is at your doorstep. Whether you're looking to relax in the spacious living area or unwind in the well-appointed bedrooms, these apartments provide the perfect blend of comfort and style. The kitchen's and bathrooms are stylishly finished with the added luxury of under floor heating.

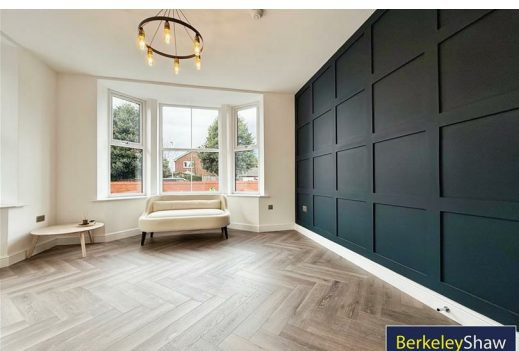
Embrace the charm of Southport living in this modern and elegant apartment - your dream home awaits! Viewing is strictly by appointment only, contact us today to arrange a viewing!

Apartment 3 Two Bed 89.77 SqM

Deposit- £1400

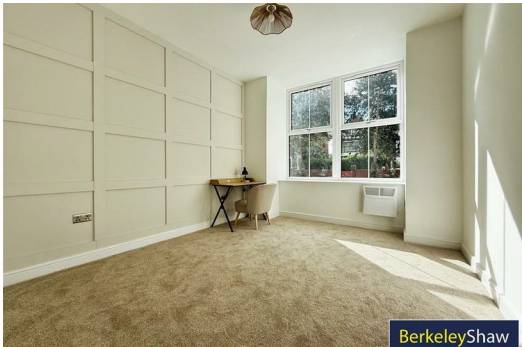
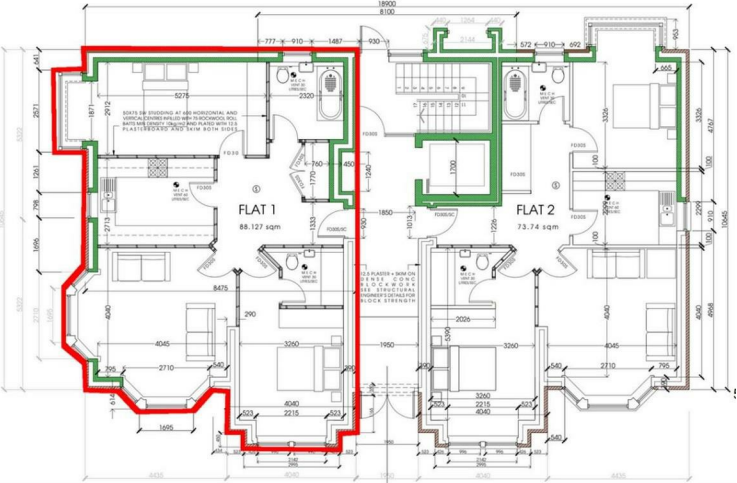
Minimum term- 12 months

EPC- C



| 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 |         |                         |
| 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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Company No. 0784754

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