



The Dairy, 71 Ancaster Road, Liverpool, Merseyside L17 9QE

£950 PCM

Berkeley Shaw are delighted to bring to the rental market this beautifully presented, fully furnished one-bedroom second-floor apartment, complete with secure allocated parking.

Ideally located in the highly sought-after St Michael's/Aigburth area of South Liverpool, the property enjoys an enviable position just moments from the picturesque Sefton Park and the vibrant Lark Lane, renowned for its eclectic mix of independent cafés, bars, restaurants and boutique shops. Excellent public transport links, including nearby rail and bus services, provide easy access to Liverpool City Centre, while the region's motorway network is also within convenient reach.

The well-appointed accommodation briefly comprises a welcoming communal entrance with secure entry system, private entrance hall, bright and spacious living room, fitted kitchen, generously sized double bedroom, and a modern shower room.

Further benefits include gas central heating, double glazing throughout, a secure entry phone system, and allocated secure parking.

Apartments in this desirable location are consistently in high demand, so early viewing is highly recommended.

Council Tax Band: A



LOUNGE

Large open plan lounge and kitchen area

KITCHEN

Large open plan lounge and kitchen area

BATHROOM

Good sized fully equipped bathroom

BEDROOM

Large double bedroom

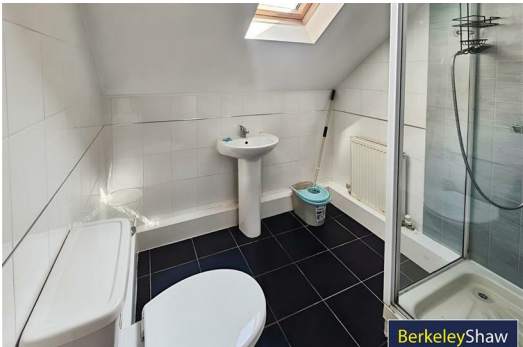
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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