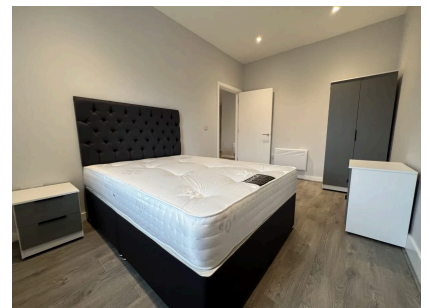




## Crosby Road North, Waterloo, Liverpool

£1,000 pcm



### Features

- Luxury Modern Apartment
- Two Double Bedrooms
- FREE ALLOCATED CAR PARKING SPACE
- High End Private Development
- Nicely Furnished
- Laminate Flooring
- Open Plan Living Area
- Contemporary Kitchen with Integrated Appliances
- Communal Lift & Stairs
- Access Control Entry
- Close to Crosby Village & the Beach

### Full Description

A fabulous, luxury two double bedroom first floor, furnished apartment with an allocated car parking space, open plan living, contemporary kitchen with integrated appliances and modern bathroom.

This spacious and well-appointed apartment is located on the private residential, Crosby Gardens development, which was completed in 2024.

The property benefits from many features including: a contemporary fitted

kitchen and bathroom, with integrated appliances being installed to the kitchen. Laminate floor is throughout and compliments the fashionable furniture and furnishing items provided. The apartment is well appointed with TV points installed to the living area and both bedrooms, inset ceiling LED spotlights provide ample lighting and electric heating and double-glazed windows ensures all round cosy living. The property is secure with intercom-controlled access to the building and a barrier-controlled car park.

#### ACCOMMODATION:

The accommodation briefly comprises;

Communal access-controlled entrance with lift and staircase leading to the first-floor corridors.

You access the apartment into a spacious open plan living room with a cloaks/storage cupboard adjacent to the entrance door. The living space offers a lounge area, providing two double sofas and extendable coffee table, a dining area with a four-seater glass top dining table and an 'L' shaped contemporary fitted kitchen with an integrated fridge freezer, washer/drier and built-in cooker hob, oven and stainless extractor chimney.

The two bedrooms are well proportioned double rooms with large opening windows, tv points and each provided with double beds with drawers below, wardrobe and bedside units. The bathroom is a contemporary shower room with; a wall mounted toilet, wall hung wash hand basin, shower cubical with screen, large wall mirror and ceramic wall tiling.

The apartment block is one of two buildings, situated in its private grounds with a barrier-controlled car park where an allocated parking space is provided for this property.

#### LOCATION:

Crosby Gardens is located in the centre of one of Liverpool's most popular and affluent suburbs surrounded by a range of desirable homes and within easy walking distance of many amenities including local shops, bars, restaurants, Waterloo railway station as well as the waterfront and the beach.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £30,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £30,000 to £36,000 pa.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

#### COUNCIL TAX BAND:

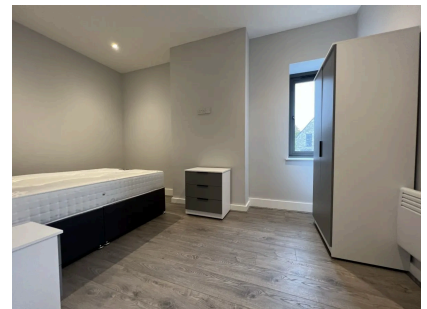
Band: A

#### PROPERTY CONSTRUCTION:

Mainly a concrete frame building with brick infill walling under a flat roof.

#### ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for details.





**UTILITIES:**

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard and possibly Superfast & Ultrafast Fibre

(Rightmove advised Ultrafast maybe available at 1600 mbs).

Broadband Download MBPS: Sorry, currently no data available from Ofcom

Broadband Upload MBPS: Std: Sorry, currently no data available from Ofcom

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**PARKING:**

A free allocated parking space is available with this property, in the residents private car park within the grounds of the development.

**RESTRICTIONS:**

Maximum number of residents/occupants: Two preferred.

The Head Lease prohibits pets from the property

**ACCESSIBILITY:**

Accessibility benefits include: Lift & Lateral Living.

**FLOOD RISK:**

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

**TENANCY OFFER:**

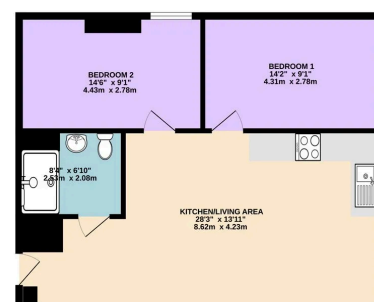
Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

**TENANT FEES & COSTS:**

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

**RIGHT TO RENT:**

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

**CLIENT MONEY PROTECTION:**

Client Money Protection membership with Client Money Protect.  
Membership Number CMP0111300

**PROPERTY REDRESS SCHEME:**

Property Redress Scheme membership with PRS.  
Membership Number PRS015375

**VIEWING ARRANGEMENTS:**

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

**WEBSITE REFERENCE:**

Number 20275

## Contact Us

**O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire**

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: [info@oconnorbowden.uk](mailto:info@oconnorbowden.uk)

**SERVICES:**

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

**DISCLAIMER:**

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The



Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded