

## Crosby Gardens, 16 Crosby Road North, Liverpool, Merseyside L22 0AD

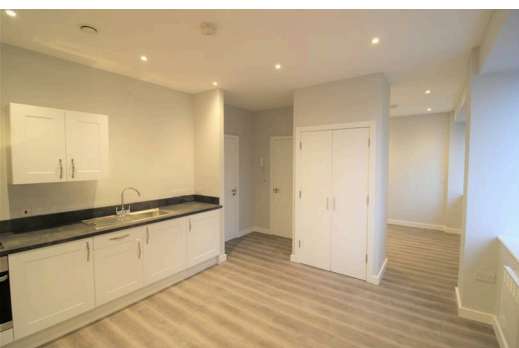
**£70,000**

If you're in the market for an ideal investment opportunity then look no further....

Set in the popular Crosby Gardens Development is this spacious studio apartment. Accessed via the communal hallway with both stair and lift access, the accommodation briefly comprises; spacious open plan living area with laminate flooring and the kitchen boasting a range of integrated appliances. Completing the layout is a semi private sleeping area and a modern shower room.

The studio is currently let for £700pcm and is available with a sitting tenant. Parking spaces are also available at the development.

Get in touch straight away for further information.



## Lounge/ Kitchen


Double glazed window, electric wall heaters, wooden flooring, kitchen comprises of a range of fitted base and wall units, integrated Electric Oven and Hob, under counter integrated fridge with icebox, Integrated Washing Machine, built in Storage Cupboard with hanging space

## Bedroom


Open to lounge, double glazed window, electric heater

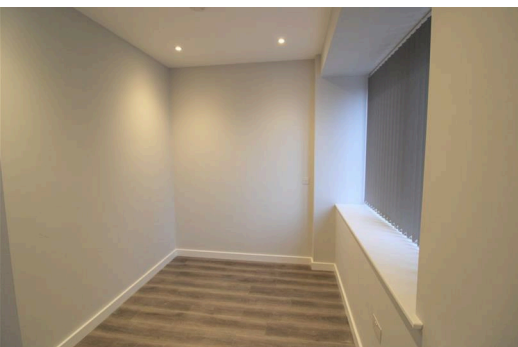
## Bathroom

Fully tiled, walk in electric shower, low level w.c. sink unit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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