



## Poppy Place Crosby Road North, Liverpool, L22 0QH

£1,200 PCM

BERKELEY SHAW are pleased to bring to the market TO LET this 2 BEDROOM FULLY FURNISHED FIRST FLOOR APARTMENT WITHIN POPPY PLACE. The property offers spacious and well laid out accommodation with beautifully maintained Communal gardens with ALLOCATED PARKING. The Development is within minutes of Crosby Beach, these beautifully-appointed apartments are ideal for anyone who is retired or professionals working locally or in the city, but looking for a relaxed coastal lifestyle. Crosby Beach is home to Sir Antony Gormley's iconic art installation, 'Another Place', close to all local amenities, bars and restaurants as well and local transport links close by.

The property briefly comprises of entrance hall, WC, kitchen, dining lounge and entertaining space, 2 double bedrooms, ensuite shower room and bathroom,

A viewing of this lovely home is highly recommended to appreciate the quality and design.

Call us to arrange a viewing on 01519246000

Council Tax: Band: B  
Deposit: £1384



## Hallway

Entrance Door, carpet and radiator.

## Open Plan Lounge Kitchen

Double glazed windows, carpet to lounge/ dining area, wood effect flooring to kitchen, Kitchen comprises of a range of high gloss fitted wall and base units, part tiled walls around surfaces stainless steel single drainer sink with mixer tap appliances include oven, hob, extractor hood, fridge freezer, dishwasher washer dryer.

Furnishings included as per marketing photos, radiator

## Bedroom 1

Double glazed windows, radiator and carpet. Furnishings included as per marketing photos

## Ensuite Shower Room

Part tiled walls and flooring, walk in shower cubical with glass sliding doors, sink and low level w.c. chrome ladder towel rail, mirror

## Bedroom 2

Double glazed windows, radiator and carpet. Furnishings included as per marketing photos

## Bathroom

Fully tiled walls and floor, Panelled bath with shower over and glazed screen, sink and low level w.c. chrome ladder towel rail

## Exterior

Allocated parking space and communal gardens

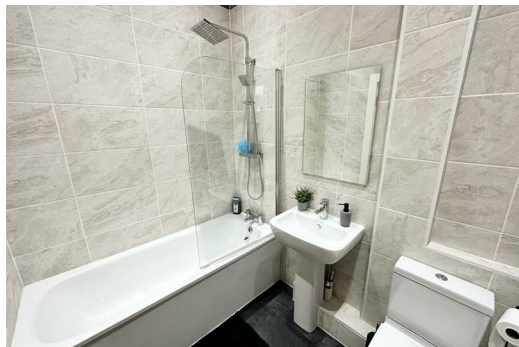
GROUND FLOOR



Whilst 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. Made with Measure C1023

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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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