



## Crawford Gardens, 161A Rose Lane, Liverpool, L18 5AD

### £1,450 Per Month

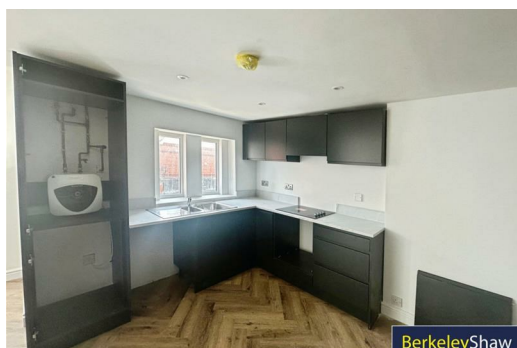
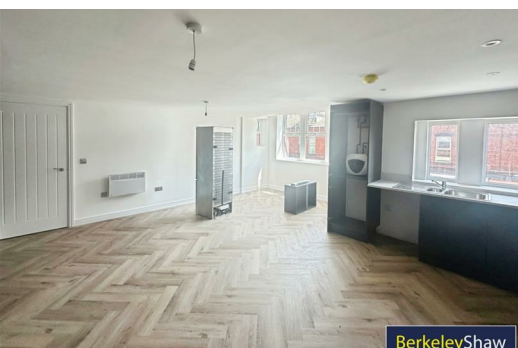
Welcome to an exceptional opportunity to acquire a stunning Unfurnished duplex apartment located in the desirable Crawford Gardens on Rose Lane, Liverpool. This new development promises modern living in a vibrant area.

The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience is at the forefront, ensuring that both residents and guests can enjoy privacy and comfort. The thoughtfully designed reception room offers a welcoming atmosphere, perfect for entertaining or unwinding after a long day.

The duplex layout adds a unique charm, creating distinct living areas that enhance the overall living experience.

For those with a vehicle, the property includes parking for one car, a valuable feature in this bustling city. The location on Rose Lane places you within easy reach of local amenities, parks, and excellent transport links, making it convenient for commuting and enjoying all that Liverpool has to offer.

This remarkable apartment will be available from August 2026, providing you with the perfect opportunity to plan your move into this modern haven. Do not miss the chance to make this exceptional property your new home in Liverpool.



Exterior

Hallway

Lounge Kitchen

Bedroom 2

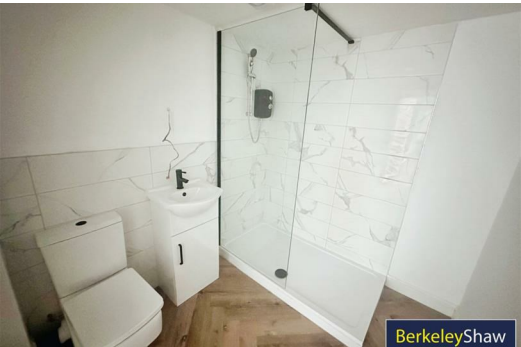
Shower Room

Landing

Bedroom 1

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



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