



## 24 Arch View Crescent, Liverpool, L1 7BA Offers In The Region Of £130,000



Nestled in the heart of Liverpool, this purpose-built apartment on Arch View Crescent offers a perfect blend of modern living and urban convenience. With a well-proportioned bedroom, this residence is ideal for professionals, couples, or small families seeking a vibrant city lifestyle.

The apartment features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-designed layout ensures that every inch of space is utilised effectively, making it both functional and comfortable. The bathroom is thoughtfully appointed, catering to all your daily needs.

One of the standout features of this property is the designated parking space, a rare find in the bustling city centre. This added convenience allows for easy access to your vehicle, making city living all the more enjoyable.

Residents will appreciate the stunning city views that this apartment offers, providing a picturesque backdrop to your daily life. The location is superb, placing you within easy reach of Liverpool's vibrant culture, shopping, and dining options.

Viewing this property is essential to fully appreciate its charm and potential. Don't miss the opportunity to make this delightful apartment your new home in the heart of Liverpool.

- Two Bedroom
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Bathroom
- Designated Parking
- Double Glazing
- Gas Central Heating
- Viewng Essential!
- EPC Rating C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
44.78 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



**Energy Efficiency Rating**

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		
<b>England &amp; Wales</b>	73	76
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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