

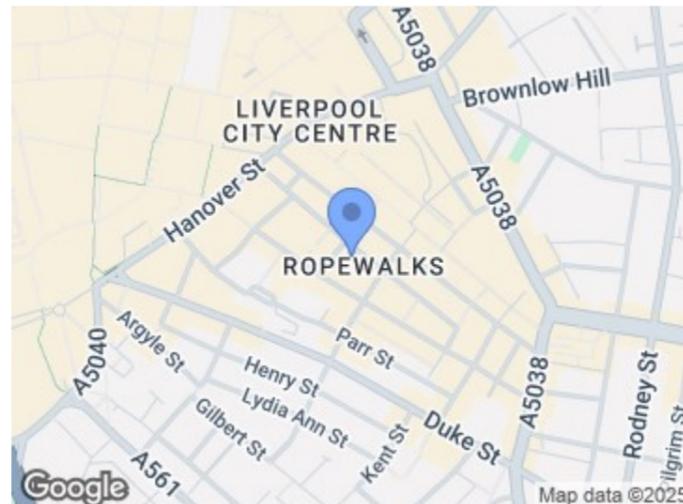
Liverpool



Location

Situated in the heart of Liverpool City Centre, the property is ideally positioned for the fantastic bars and restaurants located on Bold Street and Fleet Street, near the FACT Centre, a purpose-built centre for Film, Art and Creative Technology. The Liverpool One Shopping Centre, China Town and the famous Albert Dock being a short walk away.

Total area: approx. 72.3 sq. metres (778.7 sq. feet)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 67 | | 82 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |



LOCATED within the HEART of the CITY | First Floor Two Bedroom Apartment | 'JULIET BALCONY' overlooking Fleet Street | UNDERGROUND PARKING & LIFT ACCESS | External RECREATIONAL Space. Surely to be of great interest, this first floor apartment offers tastefully presented accommodation including an entrance hall, lounge, dining kitchen, main bedroom with en-suite, further double bedroom and a bathroom.

Liverpool Concert Street



Commanding a prime position within the heart of the City, this well proportioned and tastefully presented first floor apartment boasts an open-plan theme. If shopping, wining and dining are your favourite pastimes, then this apartment is ideal. Location is central to the saleability whether it be the trip to work nice and simple or you fancy a day at the shops and a super evening out.

This apartment comprises a welcoming entrance hallway which in turn provides access to the remaining room. The living space includes a generous lounge complemented with 'French' doors opening onto a 'Juliet' balcony with views over Fleet Street, the dining kitchen is again of a good size and includes a range of fitted units, space for a table and a breakfast bar. Completing the accommodation are two further bedrooms, en-suite to the master and a further bathroom. Externally, there is underground parking and a recreational area.

Accommodation

Communal Entrance Hall

Accessed from Concert Street and via a lift or stairs from the basement parking, individual post boxes and lift access.

First Floor Lobby

Access to an external recreational courtyard ideal for the hardstanding of garden furniture.

Apartment

Entrance Hall

13'8" x 8'9" (4.17m x 2.67m)
A welcoming reception with laminate flooring, intercom system, electric radiator and an electric consumer unit.

Lounge

14'0" x 11'1" (4.29m x 3.38m)
Continuing the open-plan theme with a PVC double glazed 'French' doors with adjacent panels opening onto a 'Juliet' balcony overlooking Fleet Street, laminate flooring and an electric radiator.



Bedroom Two

14'1" x 8'10" (4.30m x 2.71m)
Built in wardrobe providing hanging and shelving space, cupboard housing housing the 'Pulsecoil' hot water cylinder. PVC double glazed window to the side elevation and an electric radiator.

Bathroom

7'7" x 5'6" (2.32m x 1.70m)
Three piece suite including a 'P' shaped panelled bath with a thermostatic shower above and screen, pedestal wash hand basin with a chrome mixer tap and mirror above, complete with a low level WC. Wood effect vinyl flooring, contrasting tiled walls, chrome ladder electric tower rail and a shaving point.



Dining Kitchen

16'9" x 14'1" (5.128m x 4.312m)
Fitted with a range of matching base, drawer and eye level units in addition to a wine rack and breakfast bar. Integrated appliances including an electric hob with an oven below and an illuminated chimney extractor above in addition to space for further freestanding appliances. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a granite effect work surface with tile splashback. Combination of tiled and laminate flooring, inset lighting, spotlights and an electric radiator.

Bedroom One

14'2" x 10'11" (4.32m x 3.34m)
Double wardrobe providing hanging and shelving space, PVC double-glazed window to the side elevation and an electric radiator.

En-Suite Shower Room

7'7" x 6'11" (2.32m x 2.13m)
Three piece suite including a walk-in tiled cubicle with a thermostatic shower and retractable head, pedestal wash hand basin with a chrome mixer tap and mirror above complete with a low level WC. Wood effect vinyl flooring, part tiled walls, shaver point, and a chrome ladder electric tower rail.

Outside

Underground parking is accessed from Fleet Street upon where one space is included but not allocated.

Tenure

Leasehold with a Term of 999 years dated 23rd June 2003 running from 1st January 2003 and an annual ground rent of £100 (£50 paid twice yearly).

Service Charge

Annual Charge (Period 01/01/2024 to 31/12/2024) is £2,100.65.

Council Tax

Band 'D' - £2,420.39 (2024/2025)

Local Authority

Liverpool City Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

L1 4BN

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.