



22b St Marys Gardens, Liverpool, L8 1TE
Asking Price £125,000 Leasehold

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About the Property

Looking for a home or investment opportunity within the city, then look no further!

This well presented two bedroom, ground floor apartment offers a fantastic location within walking of the desirable Georgian Quarter and the trendy Baltic Triangle areas of Liverpool. The world famous Royal Albert Dock is also just a stones throw away.

The property that would make an ideal new home or investment opportunity and briefly comprises: entrance hall, living/dining room with separate kitchen. Two bedrooms and family bathroom.

This property also benefits from an allocated parking space.

We expect high demand for this property! Viewing is a must for those looking for City Centre living with all its fantastic culture and amenities within easy reach!

- Service Charges - £2,016.00 Per annum
- Ground Rent - £175.00 Per annum
- Lease - 125 years from 1995
- Council Tax - Band A
- EPC - E
- Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

