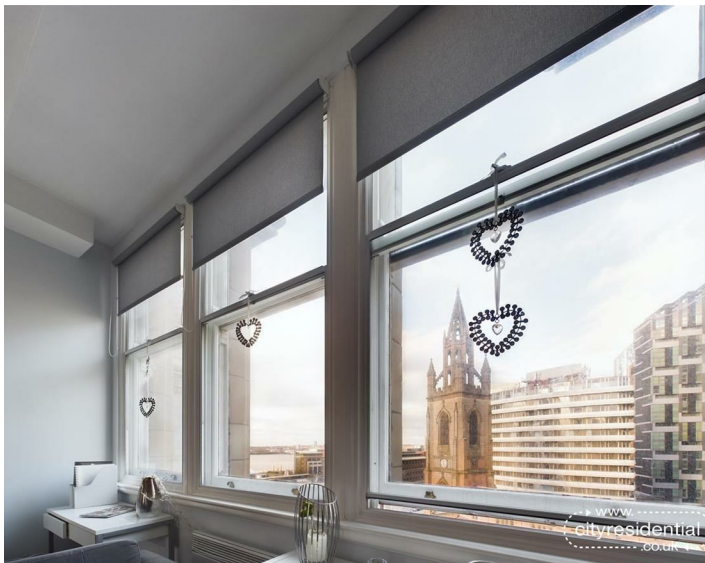


## 70 Tower Building, Liverpool, L3 1BH

Asking Price £240,000 Leasehold

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About the Property

Nestled in the heart of Liverpool, the Tower Building on Water Street presents an exceptional opportunity to acquire a stunning two-bedroom duplex 6th floor apartment. This property is a true gem, boasting a prime location that offers both convenience and luxury with stunning views available throughout.

As you enter into the property, the hallway leads you into a spacious open-plan living/kitchen area, which is adorned with cityscape views and beyond, onto the River Mersey. As well as offering glimpses of some of the city's iconic landmarks, the large sash windows bathe the space in natural light. The large decked outdoor terrace amongst the cityscape is a rare find in city centre living.

The lower level of the property also benefits from a bathroom, alongside a handy under-stair storage cupboard.

To the upper level, the apartment features two generously sized double bedrooms, with the master suite benefiting from an ensuite bathroom, ensuring privacy and comfort. Fantastic views from both bedrooms continues, the large sash windows helping to maintain a bright and spacious feel throughout.

Tower Building itself is one of the city's most prestigious developments, with a 24 hour concierge service offering residents additional security and convenience. With a renowned Water Street location, James Street Station just a short stroll away, providing easy access to transport links. The vibrant waterfront and a plethora of Liverpool's famous monuments and amenities are also right on your doorstep, making this property ideal for those seeking the ultimate city centre lifestyle.

This is not one to miss, call us today to arrange your viewing!

- City & river views throughout the apartment
- Large outdoor private terrace
- 24 hour concierge service
- Water Street location
- Minutes from James Street Station
- Two bathrooms



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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