



12 Chancery House, Liverpool, L1 3HJ
Asking Price £215,000 Leasehold

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About the Property

An exceptional two bedroom apartment offered for sale in the sought after Chancery House Development.

This two bedroom, second floor apartment is situated in the new build extension of the development and benefits from high specification bathrooms and kitchen.

The property is situated in arguably the most desirable location in the City and offers close proximity to many of the local amenities including shopping at Liverpool One, many bars and restaurants and of course the world famous Albert Dock.

The accommodation briefly comprises; entrance hall, open plan living/dining room, fully fitted kitchen, master bedroom with ensuite shower room, second bedroom and family bathroom.

Do not miss this fantastic opportunity, call City Residential now for further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

- Stylish and modern 2 bedroom apartment
- Desirable city centre location
- Service charge - £292.07 per quarter
- Reserve Fund - £65.57 per quarter
- Lease - 150 years from 2016
- Council tax band - C
- Ground rent - £75.00 per quarter
- EPC rating - B



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