



## 61 Tower Building 22 Water Street, Liverpool, L3 1BH

### Offers Over £120,000

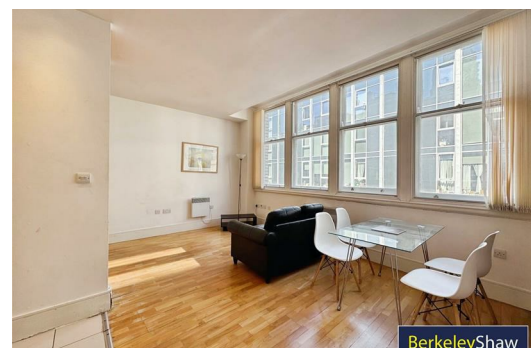
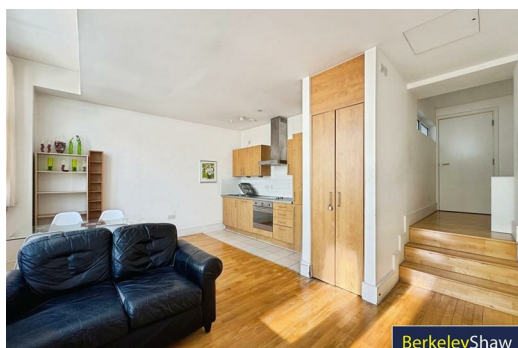
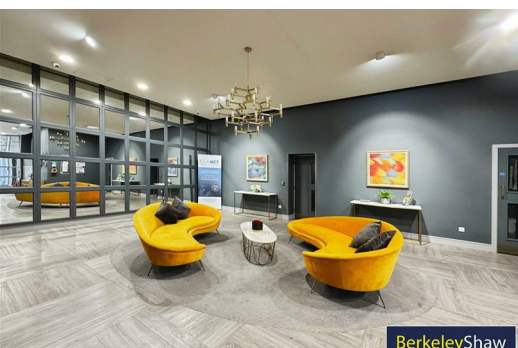
Welcome to this spacious one-bedroom apartment, ideally positioned on the 5th floor of the iconic Tower Building on Water Street – right in the heart of Liverpool's city centre.

**\*\*Please note there is no provision for AIR BNB in this development\*\***

This charming Grade II Listed building is rich in character, and the apartment itself showcases elegant features such as high ceilings and impressive sash windows, flooding the space with natural light and enhancing the sense of space.

Upon entering, you are welcomed by a generous hallway leading to a bright and airy open-plan kitchen diner/living area—ideal for both relaxing and entertaining. The kitchen is fitted with integrated appliances, including a full-sized fridge freezer and dishwasher, offering both practicality and modern style.

The spacious double bedroom offers a peaceful retreat, while a well-appointed bathroom adds further comfort. Additional benefits include a secure entry system, a 24-hour concierge service, providing added security and convenience.



## Communal entrance hall

Secure entry system with concierge service, both lift & stairs access.

## Entrance hall

Electric heater & intercom entry system.

## Open plan kitchen diner/living space

Laminate floor, sash windows, 2 x electric heaters, spotlights, electric oven, electric hob, extractor hood, integrated dishwasher, integrated fridge freezer, stainless steel sink with drainer & utility cupboard.

## Bedroom

Sash window, electric heater, storage cupboard & fitted wardrobe.

## Bathroom

WC, basin, tiled floor, tiled walls & heated towel rail.

| Energy Efficiency Rating                    |                                                                                   |                            |
|---------------------------------------------|-----------------------------------------------------------------------------------|----------------------------|
|                                             | Current                                                                           | Potential                  |
| Very energy efficient - lower running costs |                                                                                   |                            |
| (92 plus) <b>A</b>                          |  | <b>86</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 |                                                                                   |                            |
| England & Wales                             |                                                                                   | EU Directive<br>2002/91/EC |

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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