



- Two Bedroom Second Floor Apartment
- Spacious Lounge / Diner
- Parking Space Included
- Close to Georgian Quarter
- Double Glazed





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	77	77	(69-80) C	76	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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Two Bedroom Second Floor Apartment situated close to the Georgian Quarter in Liverpool City Centre with the added benefit of having a car parking space included. Perfectly situated to the Baltic Triangle with an array of local bars and restaurants. Liverpool City Centre is just a 15 minute walk away and the Apartment is located 1.1 miles from Liverpool Central Train Station and 0.3 miles from Liverpool Women's hospital.

This is an ideal opportunity for both first time buyers or Investors looking to achieve in excess of a 6% yield.

The accommodation briefly comprises;

Entrance Hall,
 Spacious Lounge / Dining room,
 Fitted Kitchen,
 Bedroom One
 Bedroom Two
 Bathroom with shower above bath.

To view call Logic 0151 920 2404

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.