



- * Two Bedroom Apartment
- * Grade II listed building
- * High Standard Renovation
 - * Centrally Heated
 - * Fully Alarmed
- * Free Permit Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	23	23
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	47
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom apartment situated within a converted Georgian Grade II listed building in the Georgian Quarter. The Georgian Quarter is within walking distance of Liverpool City Centre, theaters, restaurants, culture, shops and entertainment. It also offers transport links around the city of Liverpool.

Accommodation briefly comprises of;

Entrance hall - 21'5" x 3'0" - Intercom system, ceiling lighting, hallway running a length of approx 10 meters from the lounge to the 2nd bedroom

Lounge - 15'0" x 10'3" - Two sash windows to front aspect radiator, tv and telephone point and three wall lights

Kitchen - 7'3" x 8'2" - Integrated appliances; Hob, oven, extractor fan, dishwasher, washing machine, integrated fridge freezer. Tiled flooring, oven with Smeg four ring hob, sink with mixer taps, Smeg integrated dish washer and Hotpoint washing machine

Bedroom one - 9'7" x 10'3" - Double bedroom, radiator, laminate flooring, ceiling lighting and a fitted wardrobe

Bedroom two 9'5" x 9'3" - Double bedroom, radiator, laminate flooring, ceiling lighting, fitted wardrobe, telephone point and broadband point.

Bathroom 5'5" x 6'4" - Modern, fully tiled, three piece suite comprising of low level WC, paneled bath and wash hand basin. Also contains high powered shower, heated towel rail, ceiling lights and a fitted mirror

Sellers comment:

" Fantastic home for many years "

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.