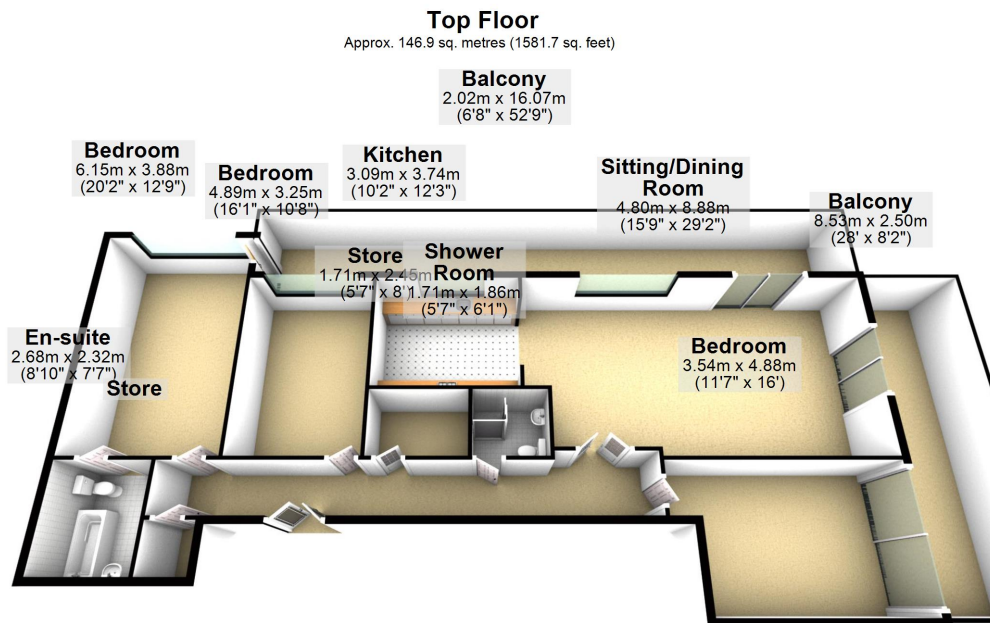




- Three Bedroom Penthouse
- Liverpool City Centre Location
- Two terraces City & South view to Strand & Liver Building
 - 1513 sqft
- Recently fully renovated throughout
- Parking Space Included





Total area: approx. 146.9 sq. metres (1581.7 sq. feet)

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

'Straightforward Sales & Lettings'

Title Number - MS554605

Local Authority - Liverpool

Council tax - Band E

Estimated Annual Cost - £2,683

Tenure - Leasehold

Lease Terms - 124 years remaining

Ground Rent - £250 per annum

Service Charge - £4,750.34 per annum

Conservation Area - no

Flood Risk - very low

Floor Area - 1513 sqft

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data source from sprift)

A rare opportunity to purchase a three bed penthouse in one of the most prestigious locations. The city benefiting them, unrivalled views of the city, river & exceptional roof terraces two to each penthouse! The accommodation has been recently refurbished to a high standard to increase herringbone style floors & patio doors from the living space & bedrooms to the terraces. The kitchens are tiled with German appliances & quartz worktops. The living space has the benefit of all air conditioning with 3 bedrooms, 2 bathrooms /shower rooms & dressing areas to the master bedroom. These apartments provide a unique living space. Allocated parking is provided with surface parking to the rear of Malmaison Hotel.

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





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