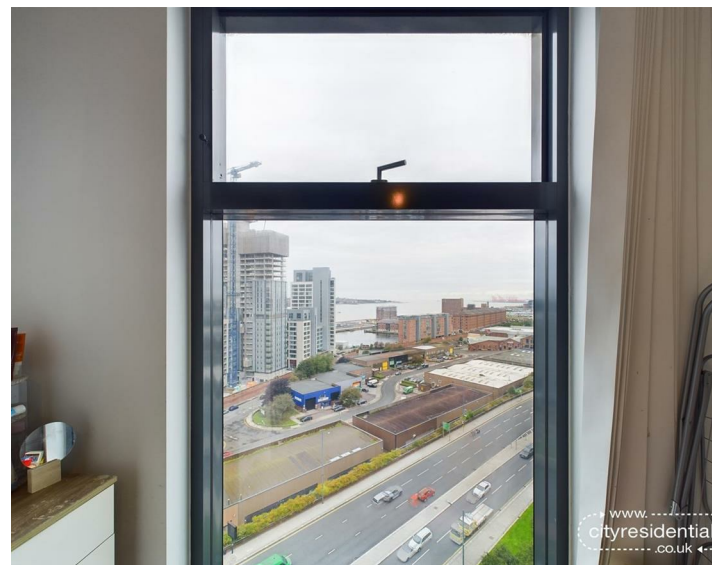




1104 West Tower 8 Brook Street, Liverpool, L3 9PE
Guide Price £165,000 Leasehold

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About the Property

Experience city lifestyle in this fantastic two bedroom apartment, situated in the iconic and highly desirable West Tower development, in the heart of the city's Commercial District.

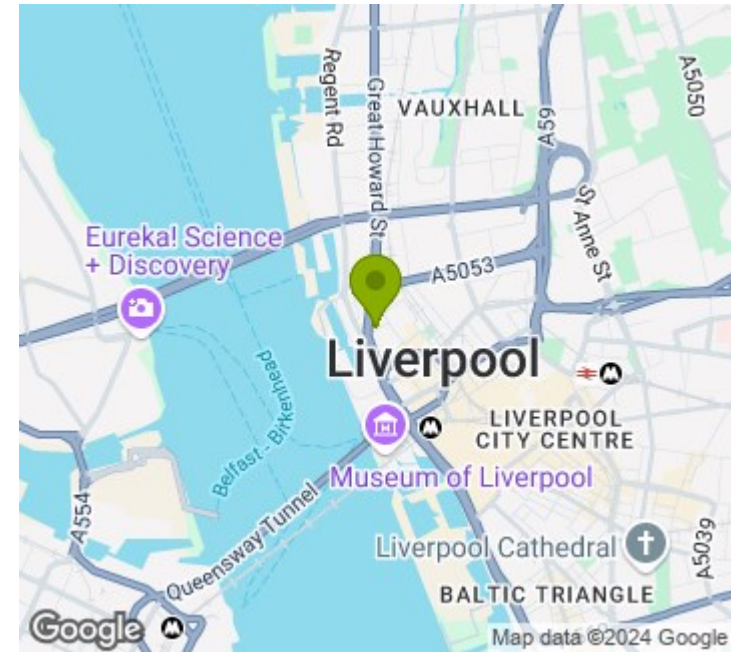
This 11th floor executive apartment is a must see, with spectacular views overlooking the River Mersey what more could you want from city centre living.

The accommodation briefly comprises of; entrance hall, living/dining room with floor to ceiling windows, fully integrated kitchen, master bedroom with fitted wardrobes and ensuite shower room, a further double bedroom and a separate family bathroom.

Alongside a prime location within the city, the prestigious development also benefits from 24 hour concierge service.

We expect high demand for this attractive property, therefore viewing at your soonest opportunity is strongly encouraged.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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