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# 45 Central Gardens, Liverpool, L1 2SS

Asking Price £140,000 Leasehold

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## About the Property

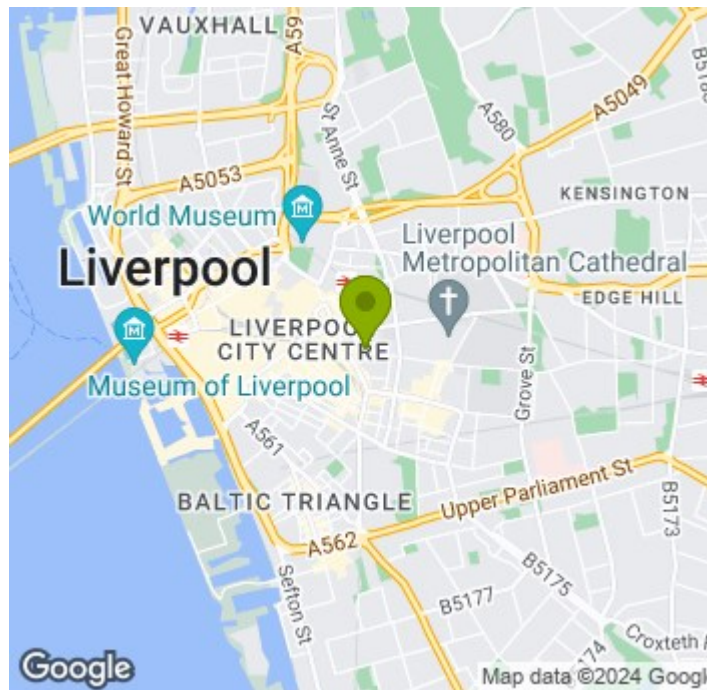
We are delighted to bring to the market this bright and spacious two bedroom apartment, situated on the first floor of Central Gardens, located in the heart of Liverpool's city centre.

Centrally positioned on Mount Pleasant, within easy reach of The University of Liverpool, the apartment offers an ideal location for those wanting to live in the city's Knowledge Quarter.

The accommodation comprises of: communal entrance, entrance hall, open plan living dining space, fully fitted kitchen, master bedroom with en-suite bathroom, second double bedroom, shower room. The floor to ceiling windows in the living area and master bedroom flood the property with natural light.

The apartment also benefits from a secure and allocated car parking space.

Early viewing is strongly recommended to appreciate the size of accommodation on offer.



- Service Charge - £1,768 per annum
- Building Insurance - £1,166 per annum
- Ground Rent - £150 per annum
- Lease - 106 years remaining
- Council Tax Band B
- EPC Rating - C

Bathroom  
6'8" x 5'7"  
2.05 x 1.70 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>80</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

