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# 45 Central Gardens, Liverpool, L1 2SS

Asking Price £140,000 Leasehold

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## About the Property

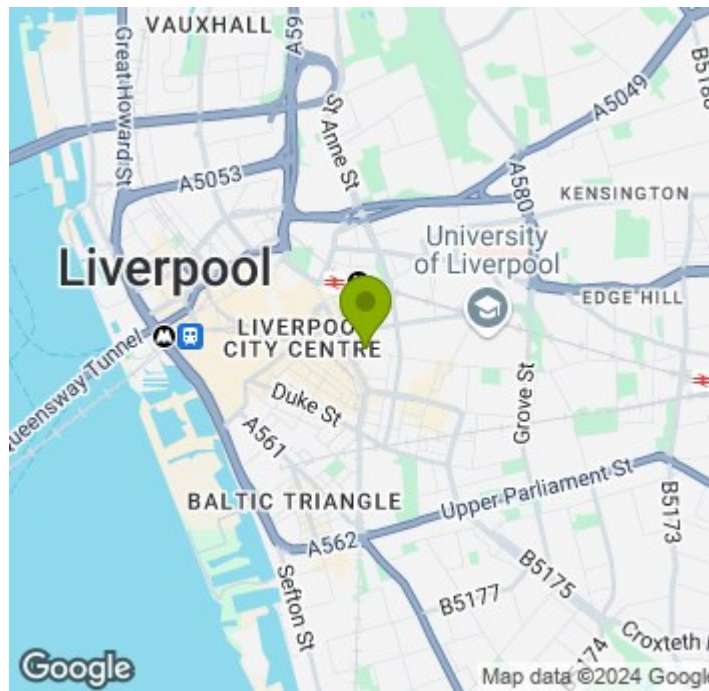
We are delighted to bring to the market this very generously sized two bedroom apartment, situated on the first floor of Central Gardens in the heart of Liverpool city centre, with allocated and secure parking.

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 - whether that be someone looking for a fantastic new home, or lucrative rental investment opportunity.

The floor to ceiling windows in the living area and master bedroom flood the property with natural light, giving a bright and spacious feel. The two sizeable double bedrooms offer plenty of space for the property's occupants, whilst the two bathrooms and allocated parking space provides the utmost convenience.

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.

Early viewing is strongly recommended to appreciate the wonderful accommodation on offer!



- Secure parking
- L1 location
- Two bathrooms
- Open-plan living space
- Two double bedrooms
- Lift access

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	



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