



405 Bereys Building 33 George Street, Liverpool, L3 9LU  
Asking Price £170,000 Leasehold

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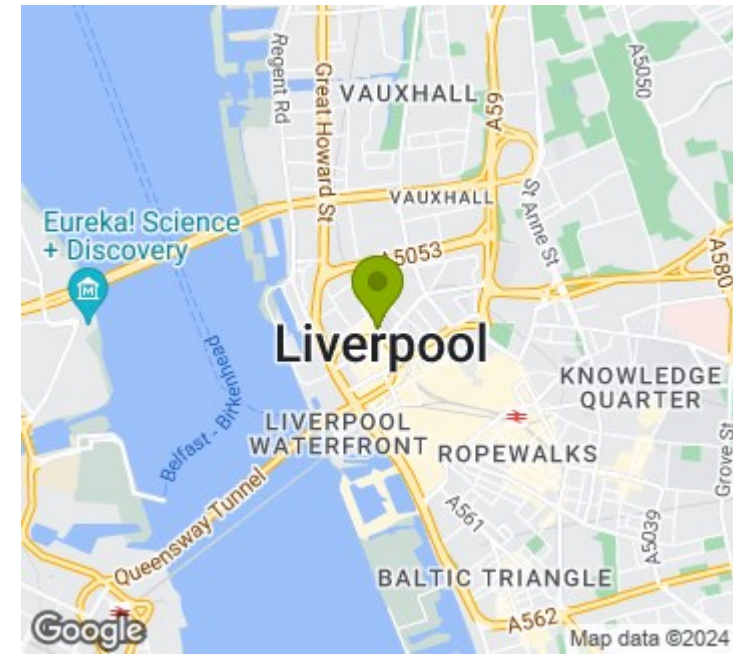
## About the Property

We are delighted to bring to the market a fantastic two bedroom property located on the second floor of Bereys Building, in the heart of Liverpool city centre's business district.

The unique and charming duplex property, offers open plan living-kitchen space and the second bedroom to the lower floor, the master bedroom and bathroom are located on the upper floor.

The stunning sash windows allow the property to be flooded with natural daylight and high ceilings give the property a very spacious feel. Bereys Building is a Grade II Listed building, oozing character and grandeur, with a communal courtyard area available for residents.

We expect the property to sell quickly, so book your viewing early to avoid disappointment!



## 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>
(55-68) <b>D</b>	<b>63</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	



City Residential

81/87 Victoria Street, The Old Haymarket, Liverpool L1 6DG

T: 0151 231 6100 F: 0151 231 6105

E: sales@cityresidential.co.uk



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