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17b Manolis Yard, Liverpool, L1 4NL  
Asking Price £150,000 Leasehold

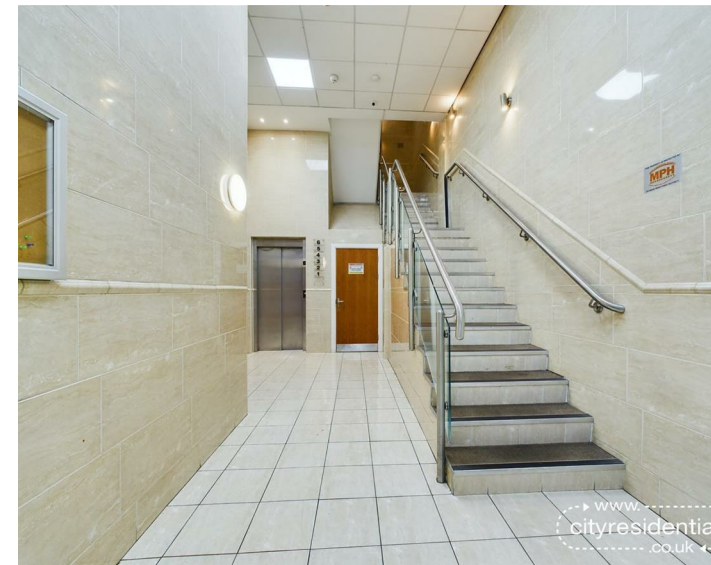
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### About the Property

Looking for a fantastic 2-bedroom apartment within the heart of Liverpool City Centre? Then look no further...

This impressive fourth floor apartment at Manolis Yard would make an ideal home or investment opportunity.

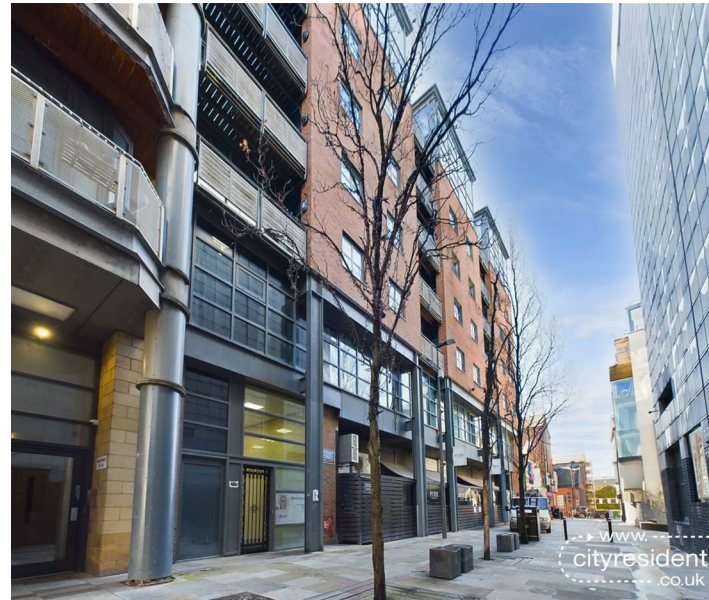
Located within the trendy Ropewalks area of the city, a cultural hub with an eclectic mix of bars, restaurants, coffee shops, artisan food retailers and independent shops on your doorstep. The sought-after location also offers convenient access to the Knowledge and Georgian Quarters of the city, as well as Liverpool's main shopping area Liverpool ONE.

The property briefly comprises of: entrance hall, open plan living/dining/kitchen leading onto a balcony, two double bedrooms and bathroom.

We expect high demand for this property, therefore early inspection is highly recommended!



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               | <b>86</b> |
| (69-80) <b>C</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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