

1, 44 Pall Mall, Liverpool, L3 6EL  
Asking Price £129,995 Leasehold

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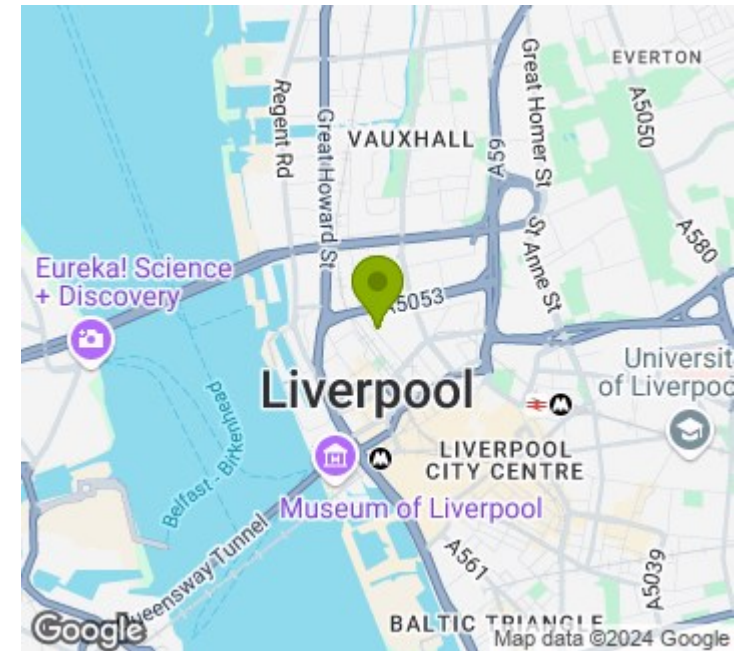




## About the Property

Well Proportioned and Well Positioned! This immaculately presented two bedroom apartment is offered for sale in the ever popular 44 Pall Mall development. The property which has been freshly painted throughout and also benefits from new carpets is situated in the Business District of Liverpool City Centre and offers close proximity to Liverpool's local amenities, including many restaurants, bars and shops. The property which would make an ideal first time buy or investment opportunity briefly comprises; entrance hall, open plan living/dining room which gives access onto the timber decked balcony, fully fitted kitchen, spacious master double bedroom, second bedroom and family bathroom. Early viewing is strongly advised to appreciate the accommodation on offer.

- Lease - 132 years remaining
- Service charge - £119.08 per month
- Ground rent - £75.00 per annum
- Council tax band - C
- EPC rating - C
- Fully fitted kitchen with integrated appliances
- Situated In The Desirable Business District Of Liverpool City Centre
- Spacious Master Bedroom
- Timber Decked Balcony



## 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>72</b>	<b>74</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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