



305 Tobacco Warehouse, Liverpool, L3 0BB

Asking Price £330,000 Leasehold

www.cityresidential.co.uk



About the Property

We are delighted to bring to the market this stunning loft style apartment located in Tobacco Warehouse, one of the city's most prestigious developments!

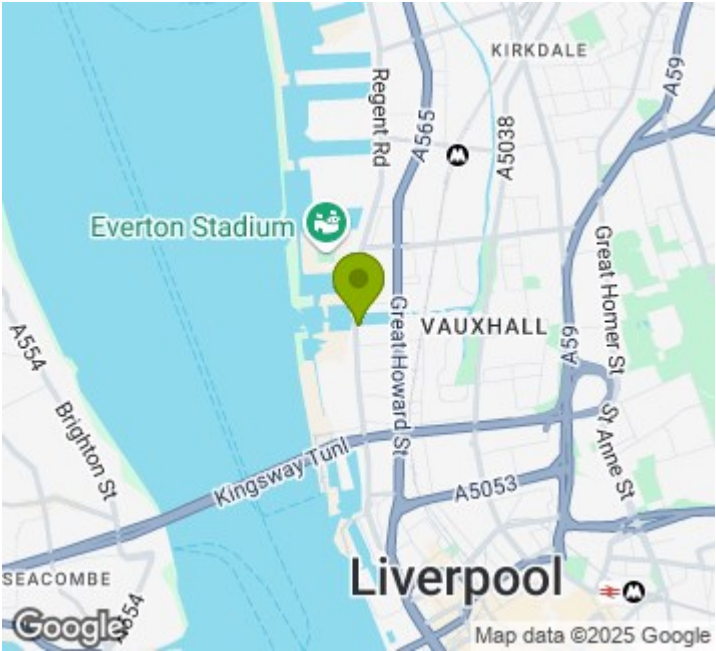
The apartment exudes character and charm, with high ceilings and exposed brick work honouring the building's original industrial purpose, however still maintaining a homely and cosy feeling throughout.

The fully integrated kitchen space offers views overlooking the city to the mezzanine level, whilst downstairs you will find a sizeable living room, leading onto a master bedroom with ensuite, a second double bedroom and a family bathroom. The property also benefits from a secure allocated car parking space.

Currently tenanted, the property is achieving an impressive £1,840 per calendar month and so would make a lucrative investment opportunity.

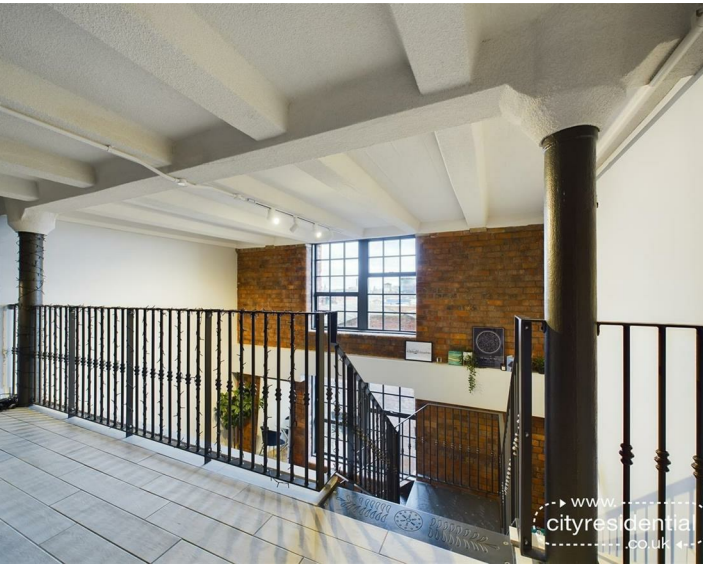
We recommend viewing at your soonest opportunity to avoid missing out on this stunning apartment!

- Currently achieving £1,840 per calendar month
- Concierge service
- Impressive loft style apartment
- Secure allocated parking
- Duplex
- Two bathrooms



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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