



35 Hudson Gardens 136 Duke Street, Liverpool, L1 5BB
Asking Price £175,000 Leasehold

www.
cityresidential
.co.uk



About the Property

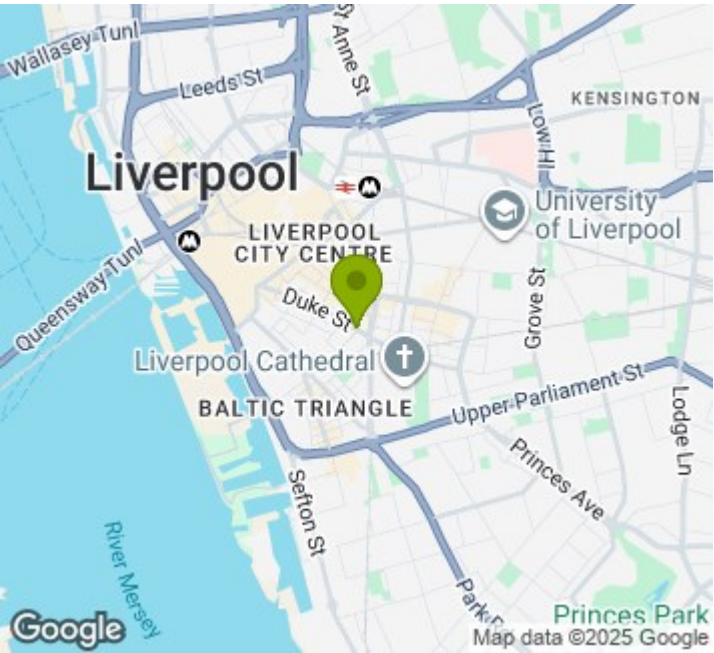
Welcome to this fantastic two bedroom apartment located in Hudson Gardens, right in the heart of Liverpool's sought after Ropewalks district. Positioned within a popular residential development, the property offers a blend of space, convenience, and modern city living.

The apartment comprises two well proportioned double bedrooms and an open-plan living, kitchen, and dining area designed for both comfort and practicality. A Juliet balcony enhances the space, providing natural light and appealing cityscape views. The layout makes the property suitable for a range of buyers, from first time buyers to those seeking a solid rental investment.

One of the standout features is the secure, allocated parking which is an an uncommon and valuable asset in this part of the city. Residents also benefit from the development's close proximity to an excellent selection of bars, restaurants, shops and cultural attractions, as well as easy access to major transport links for commuting in and out of the city.

This is a rare opportunity to secure a well presented apartment in a prime central location. Early viewing is strongly recommended.

- Impressive two bedroom apartment
- Juliet balcony with cityscape views
- Open-plan living and dining space
- Secure allocated parking
- Sought after Ropewalks location
- Perfect first home or investment opportunity



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales	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



WWW.
cityresidential
.co.uk