



## Apartment 2501 West Tower, Brook Street, Liverpool, Merseyside L3 9PH Offers In Excess Of £220,000

Situated on the 25th floor of arguably one of the most sought after buildings in Liverpool, this luxurious two bedroom apartment offers City Centre living at its finest. West Tower offers a prime location for all that Liverpool has to offer, with Liverpool One, The Royal Albert Dock and the cities nightlife all moments away.

In Brief the accommodation comprises of L-shaped Hallway, well proportioned lounge with floor to ceiling windows offering stunning city and river views, modern kitchen, two generous sized bedrooms with the master boasting an en-suite shower room, and a bathroom.

The tower has 24 hour concierge service and is also home to the prestigious Panoramic restaurant which is located on the 34th floor. With no on going chain an internal inspection of this beautiful apartment is strongly recommended.



## Hallway

Storage cupboard housing the hot water system and space for washing machine.

## Living/Dining Area

16'8" x 14'9" (5.10 x 4.50)

Floor to ceiling windows to the rear and side elevations offering stunning city centre and river views, television point, heating control panel.

## Kitchen

11'1" x 7'2" (3.40 x 2.20)

Comprising a range of wall, drawer and base units with work top surfaces, single drainer sink with mixer tap. benefiting from a range of integrated appliances including cooker with electric hob, dishwasher, fridge and freezer. recessed spot lighting.

## Bedroom 1

13'5" x 10'5" (4.10 x 3.20)

Floor to ceiling window to the side elevation offering stunning views of the three graces and the river mersey. Fitted wardrobes, television point.

## En- suite

Comprising a three piece bathroom suite benefiting from low level WC, wash hand basin, walk in shower with shower screen, partly tiled walls, tiled flooring, recessed spot lights.

## Bedroom 2

13'8" x 9'2" (4.18 x 2.80)

Floor to ceiling window to the side elevation.

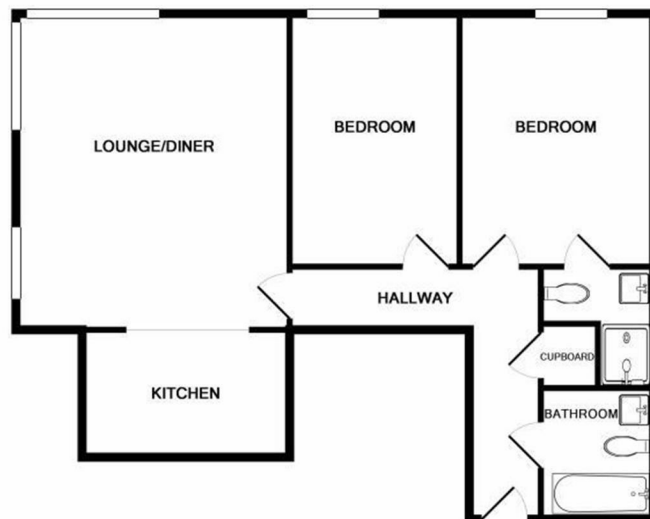
## Bathroom

7'8"\*5'6" (2.35\*1.68)

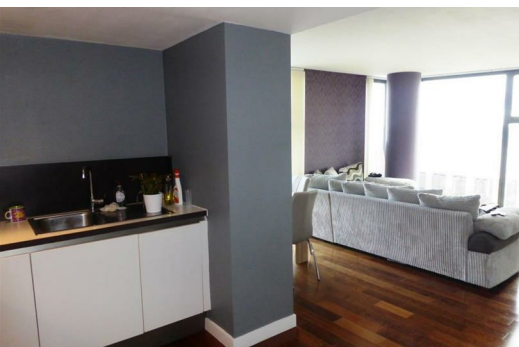
Comprising a three piece bathroom suite benefiting from low level Wc, wash hand basin, bath with shower above and shower screen, partly tiled walls, tiled flooring.

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		
	82	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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