



## Apt 120 The Albany Old Hall Street, Liverpool, Merseyside L3 9EL

£175,000

Berkeley Shaw Real Estate is ecstatic to offer for sale this stunning two-bedroomed duplex top floor apartment with a balcony in The Albany Building, Old Hall Street. This is one of the most distinguished developments in Liverpool City Centre with the impressive communal entrance and central communal courtyard. This Grade II listed building has an abundance of charm and character along with an in-house 24-hour concierge.

The apartment is ideally located in the centre of Liverpool's business district and only a short walk from Liverpool One and Liverpool's iconic waterfront. With the amazing abundance of amenities available and superb transport links, this apartment is bound to be popular with a variety of buyers.

Accessed via the communal entrance with stairs and lift access, the accommodation briefly comprises; The property offers fantastic open-plan kitchen/living space, ideal for entertaining with access to the balcony. The apartment further boasts two bedrooms, an en-suite shower room and a family bathroom.

The apartment is available with a sitting tenant (currently paying £1000 pcm) or alternatively with vacant possession.

Get in touch straight away to arrange a viewing of this fantastic apartment!

Tenure: leasehold (228 years remaining) SC-£3509.36 per annum GR-£250 per annum



## Hall

Intercom, part glazed door

## Understairs Cupboard

## Open Plan Kitchen Living Room

Kitchen, laminate worktops, Stainless steel sink with flexible tap, metal effect cabinets, 2 electric heaters, electric hob stainless steel extractor, integrated dishwasher, AEG electric oven, integrated washer drier.

Engineered floor and tiles, Glass sliding doors leading onto a large decked balcony with stainless steel and glass railings

## Storage Cupboard

## Water Heater Cupboard

## Master Bedroom

Double-glazed wooden window with ensuite, electric radiator

## En-suite Shower Room

Walk-in shower, half pedestal basin with mixer tap, concealed toilet

## Bedroom 2

Electric radiator

## Bathroom

Ceiling to floor tiled, Concealed toilet, towel radiator, sink with mixer tap



While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floors, windows, rooms, etc. may vary from actual dimensions and measurements in order for the area to be used for the purposes of the brochure. The services, systems and appliances shown here are not tested and no guarantee can be made regarding their efficiency or life span.  
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| 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 |  |                         |           |
|   |  | 40                      | 70        |
| 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 |  |                         |           |
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