



A303, 10 Crump Street, Liverpool, Merseyside L1 0DG

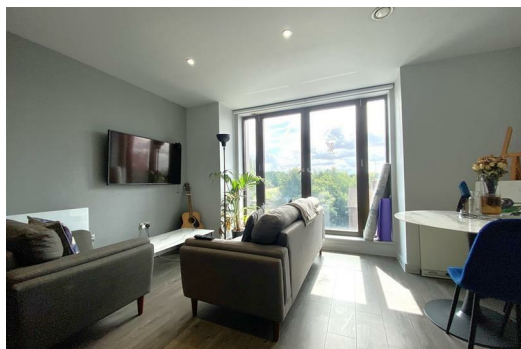
Offers Over £210,000

Are you searching for a City Centre base or an ideal buy to let opportunity?

Berkeley Shaw is excited to bring to the sales market this beautifully presented two-bedroom apartment located in the exciting Parliament Square development on Crump Street L1. The Baltic Triangle is on the fringes of Liverpool City Centre. This is one of the region's most sought-after areas given the exciting redevelopment which is ongoing in the area. The surrounding area boasts an excellent variety of amenities with superb transport links, shopping facilities and a vibrant range of bars, restaurants and cafes within walking distance. The apartment is currently let for £1250pcm and is available with sitting tenants or with vacant possession.

Situated on the third floor of the development with stairs and lift access, the accommodation comprises; inviting entrance hall with utility/storage cupboard. The kitchen/living/dining area offers a real wow factor and boasts a Juliette balcony, ample storage and a range of integrated appliances. Completing the accommodation are two double bedrooms, the master bedroom benefits from an en-suite shower room and a further modern three-piece bathroom. Further benefits include secure intercom entry system and on site concierge. The apartment can also be sold with the furnishings if required.

Viewing is essential to appreciate the quality of the apartment!



Entrance hall

Laminate floor, electric heater, utility cupboard & intercom entry system.

Kitchen/dining/living area

Double glazed doors opening to Juliette balcony, range of wall & base units, electric hob, electric oven, dishwasher, stainless steel sink & drainer, extractor hood, laminate floor & 2 x electric heaters.

Bedroom 1

Electric heater & double glazed window.

En-suite

WC, basin, walk in shower, tiled floor, tiled walls & extractor fan.

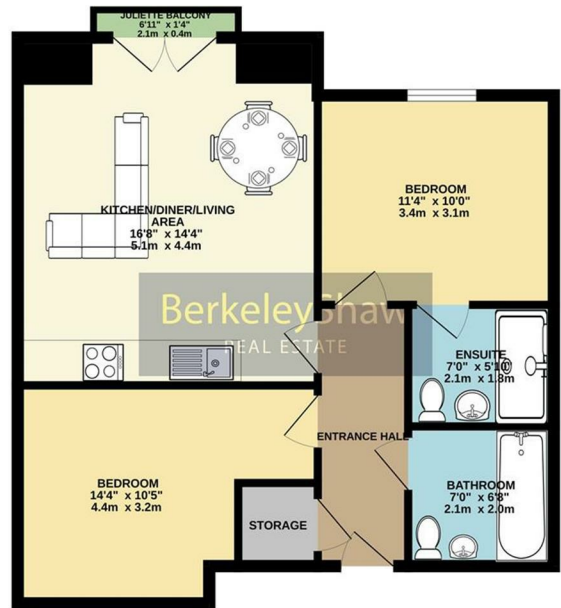
Bedroom 2

Electric heater & double glazed window.

Bathroom

WC, basin, bath with glass screen & shower, tiled floor, tiled walls & extractor fan.

GROUND FLOOR



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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. Made with floorplan 0003



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

