

## Plot 9 Vauxhall Road, Liverpool, L3 6DL

**Prices from £216,000**

\*\*\*BRAND NEW DEVELOPMENT\*\*\*

CityRise is excited to present an exquisite new development of modern 1 and 2 bedroom apartments, perfectly situated amidst all the excitement and conveniences this sought-after location has to offer.

Step into your new home and be greeted by contemporary open-plan living spaces, thoughtfully designed with your comfort in mind. Each apartment features high-quality finishes, sleek kitchens with modern appliances, and spacious living areas flooded with natural light.

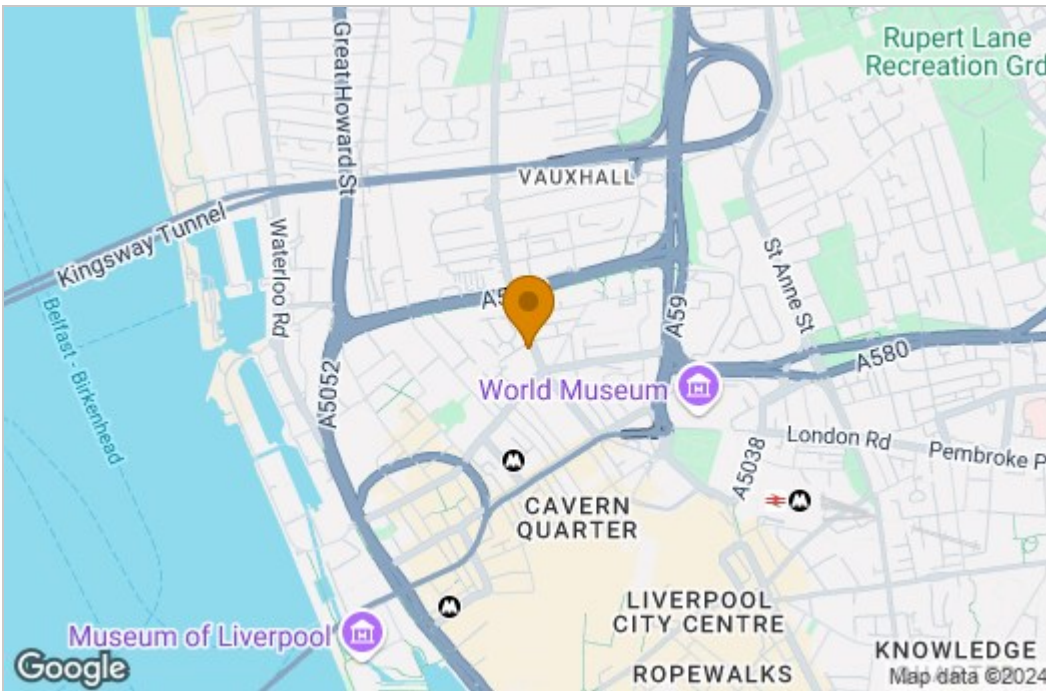
Nestled along the scenic banks of the iconic River Mersey, Vauxhall offers the perfect blend of urban living and tranquility. Boasting excellent transport links, including easy access to Liverpool City Centre and major motorways, this development is a commuter's dream. With a host of amenities, trendy cafes, bars, restaurants, and shopping options just steps away, you'll find that everything you need is right at your doorstep.

Living at Vauxhall Liverpool means being part of an exciting and thriving neighborhood, where the best of urban living and natural beauty seamlessly blend. Don't miss the opportunity to secure your dream home in this



# Floor Plan

# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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