



RE/MAX

PROPERTY HUB



33 George Street, Liverpool, L3 9LU

Offers in the region of £169,000

NO CHAIN - TWO BEDROOM WITH BALCONY - PENTHOUSE apartment at Berey's Building in the City Centre - viewings available now!

RE/MAX are pleased to offer this VERY UNIQUE space spread over two floors with a further mezzanine space and TWO BALCONY spaces. There are TWO BEDROOMS and one bathroom. Located conveniently on George Street which runs between Old Hall Street and Bixteth Street in the business district of the centre. Just a 2-minute walk from Moorfields train station and a 5-minute walk from the multi-million pound shopping and leisure development at Liverpool One. Housed within this Grade II listed building built in 1870 offers history and a modern setting combined. The property briefly comprises of large open plan living space with high ceilings, lots of natural light from the large curved window space which in turn looks out towards the river Mersey. A fully fitted kitchen with integrated appliances and bedroom one on the lower level. Upstairs there is a cool mezzanine level with access to private balcony, access to bedroom two which in turn has access to another large full length balcony. There is main bathroom and a further mezzanine space ideal for a work from home space, a home studio or even a play or games room area. ** PLEASE NOTE THERE IS NO LIFT IN THIS BUILDING AND THIS IS A 5TH FLOOR APARTMENT ** As an investment there is an immediate gross return of 7.42% as is with current tenant in situ. TENURE - Leasehold. GROUND RENT - £100 per annum. EPC RATING - E(51)

Open Plan Living Space 28'11" x 19'4" (8.83 x 5.91)

Large open plan living kitchen and dining space with large curved windows over looking the courtyard. Sunny south aspect.

Kitchen

Part of the open plan living space with range of fully fitted wall and base units, sink, integrated undercounter fridge and freezer and hob and oven. Space and options to have a kitchen island or breakfast bar in place

Bedroom One 15'10" x 8'9" (4.85 x 2.67)

Double bedroom on the lower level with plenty of space currently housing a king size bed and two large wardrobes.

Bedroom Two 11'9" x 8'8" (3.60 x 2.65)

Located off the upper level mezzanine bedroom two is another double space room with access to a communal balcony which runs the length of the upper floor building. There is also a sub mezzanine level for storage.

Bathroom 6'3" x 8'4" (1.93 x 2.56)

Located off the upper floor mezzanine and has a white three piece suite with storage

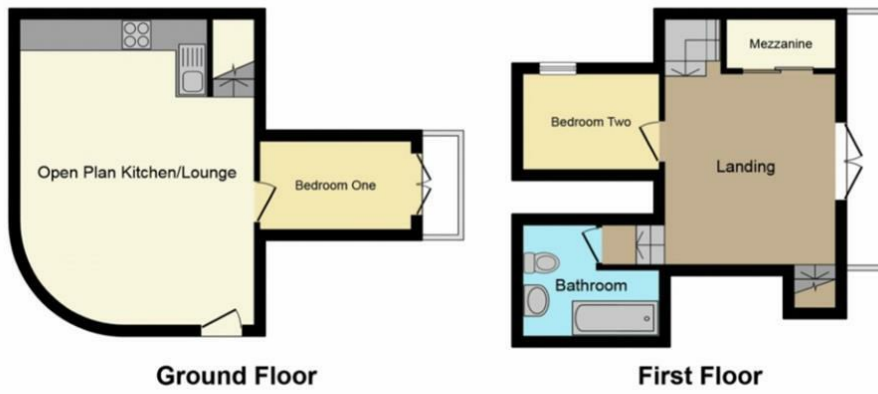
Mezzanine One 21'11" x 11'6" (6.7 x 3.52)

On the upper level with private balcony, high ceilings, bright white decor and access to the bathroom, bedroom two and mezzanine two.

Mezzanine Two 7'0" x 8'0" (2.15 x 2.45)

Located off Mezzanine one and an ideal space for a games room, studio space, DJ area, play area, work from home study or storage. With some minor work this could become a third bedroom subject to survey

Floor Plan

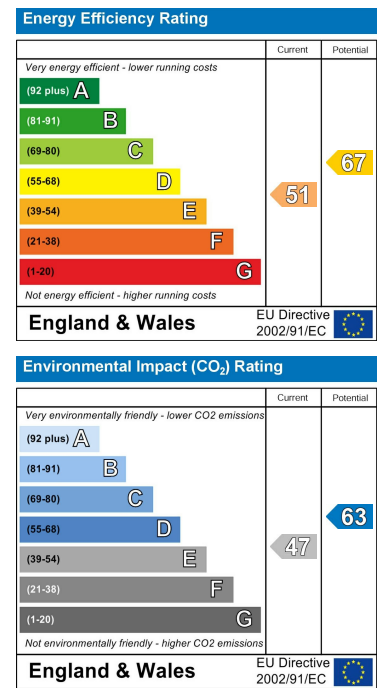


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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