



RE/MAX

PROPERTY HUB



7 The Strand, Liverpool, L2 0PP

Asking price £115,000

****WE HAVE AN OFFER OF £105,000**** Contact us today to lodge your offer. AMAZING 6TH FLOOR RIVER FACING APARTMENT - NO CHAIN - VACANT POSSESSION - CASH PURCHASE - RE/MAX are pleased to offer this lovely apartment within Wellington Building on The Strand looking straight at the famous Three Graces. VIEWINGS 7-DAYS PER WEEK.

You won't be disappointed in this spacious one bedroom apartment which has been very well maintained. Comprising of spacious entrance hallway, large bedroom, modern bathroom, useful utility room and open plan lounge come dining space and kitchen. The kitchen is fitted with all integrated appliances including a dishwasher, tall fridge freezer, washer dryer and integrated electric oven, hob and extractor fan. The property further benefits from full double glazing, electric heating and hot water system and secure fob and intercom entry system. The building has a lift, caretaker, large bin room, large open foyer area and on site CCTV. Currently tenanted but can be bought with vacant possession should you wish. EPC RATING - C(70). COUNCIL TAX (BAND 'A'). Tenure - (Leasehold with 117 years remaining).

Hallway



Spacious entrance hallway with access to all rooms

Storage Room 3'3",321'6" x 4'9" (1,98 x 1.47)



Spacious storage room housing the hot water tank and electrical consumer unit. There is ample space for all your need to store items or even an additional wardrobe!

Bedroom 8'10" x 21'3" (2.71 x 6.48)



Large double bedroom with views towards the River Mersey and overlooking the famous Three Graces buildings on the docklands. The bedroom is carpeted with electric panel wall heater, double glazing and neutral bright decor.

Bathroom 8'2" x 5'9" (2.50 x 1.76)



Modern bathroom with large wall mounted mirror, heated towel rail, tiled floor, bath with overhead shower, sink with mixer tap and toilet with twin panel button flush.

Kitchen 6'0" x 7'8" (1.84 x 2.36)



Modern kitchen with white high gloss units and ALL necessary integrated appliances including dishwasher, full sized tall fridge freezer, washer dryer, BRAND NEW electric oven and hob.

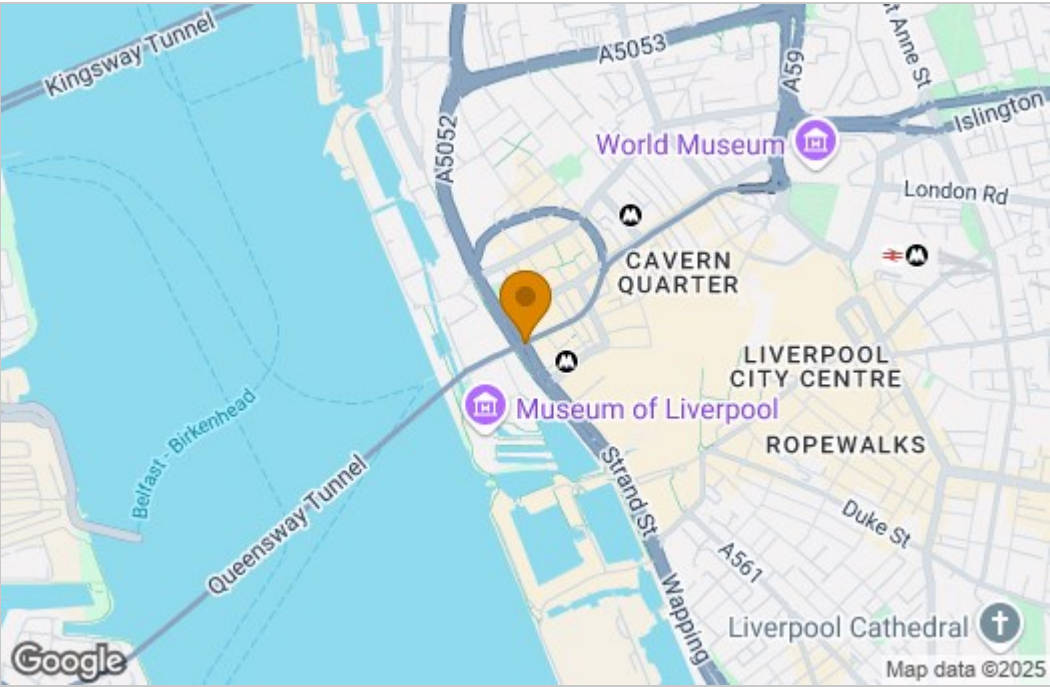
Living Space 21'0" x 10'5" (6.42 x 3.20)



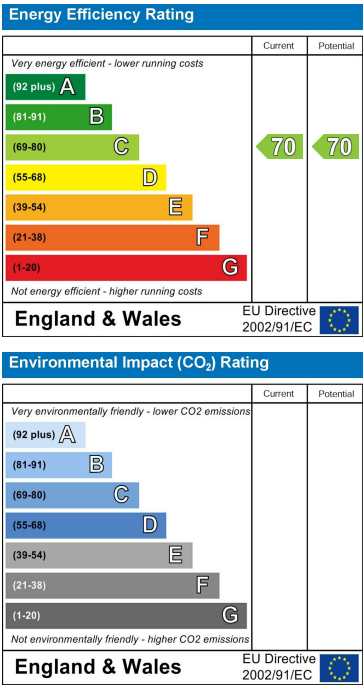
Open plan living come dinning space. With views over the famous Three Graces towards the River Mersey. Neutral decor and wooden flooring throughout.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.