



**MISTORIA**  
ESTATE AGENTS



## 22 Water Street Liverpool

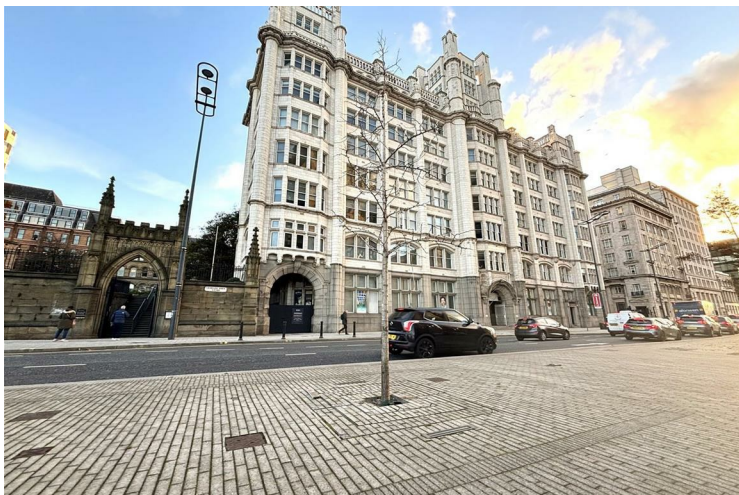
**£275,000**  
**Leasehold**

Mistoria Estate Agency are proud to offer this superbly located property nestled in the heart of Water Street, Liverpool, this charming two-bedroom, two-bathroom apartment offers a fantastic opportunity for those seeking a modern urban lifestyle.

Boasting great views of the docks, this property is perfect for individuals who appreciate a picturesque setting. The open-plan living and kitchen area provide a spacious and inviting atmosphere, ideal for entertaining guests or simply relaxing after a long day.

Conveniently located close to the city centre, residents can enjoy easy access to a plethora of amenities, including shops, restaurants, and cultural attractions. Whether you're looking to immerse yourself in the vibrant city life or seeking a lucrative investment opportunity, this apartment ticks all the boxes.

With its contemporary design and prime location, this apartment is a true gem waiting to be discovered. Don't miss out on the chance to make this property your own and experience the best that Liverpool has to offer.

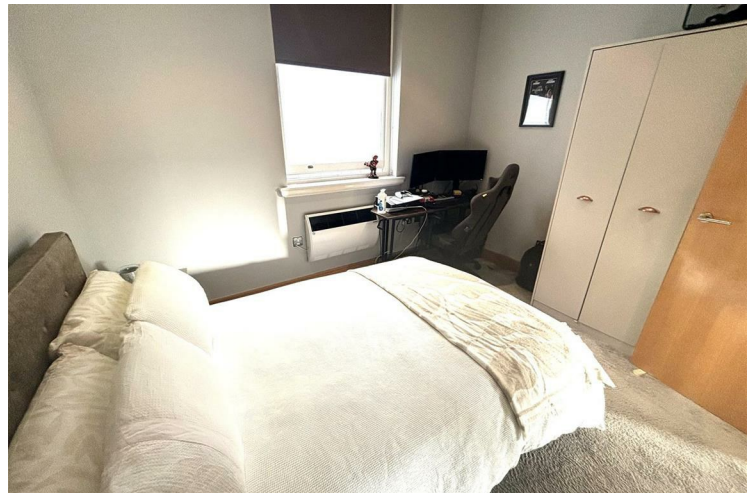




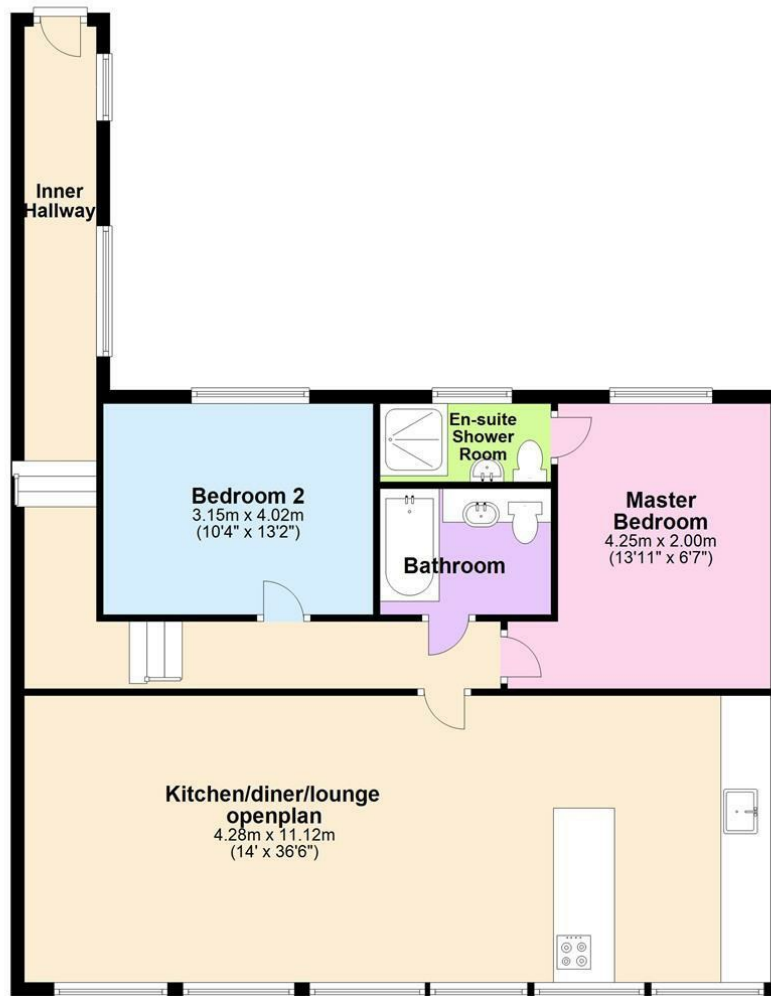
• SUPPERBLY LOCATED TWO BED TWO BATHROOM APARTMENT. • BANG IN THE CITY CENTRE ON THE STRAND. 7TH FLOOR. • LIFT, CONCIERGE. STUNNING VIEWS OVER THE ESTUARY & DOCKS. • TWO GOOD SIZED BEDROOMS ONE WITH SHOWER ENSUITE



- LARGE OPEN PLAN KITCHEN/DINER/LIVING SPACE. INTERNAL SOUND SYSTEM • MODERN BATHROOM, AND ENSUITE, ECO HEATING. • NEXT TO AMENITIES, TRANSPORT LINKS . • CURRENTLY USED AS AN INVESTMENT PROPERTY. • LEASEHOLD • CALL MISTORIA ESTATE AGENTS TODAY FOR MORE INFORMATION!!



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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