



Tower Building Water Street, Liverpool L3 1BH

welcome to

Tower Building Water Street,Liverpool

**** SIZE MATTERS ****

Are you looking for a spacious apartment situated in the heart of Liverpool with a friendly concierge and underground parking?



Entrance Hallway

32' 3" x 4' 6" (9.83m x 1.37m)

Wooden flooring, fuse box, storage heater, frosted windows to side.

Living Room

10' 7" x 17' 5" (3.23m x 5.31m)

Frosted window to side, television point, storage heater, carpet flooring.

Kitchen

8' 1" x 12' 5" (2.46m x 3.78m)

Fitted wall and base units with worktops. double glazed windows to rear, part tiled walls, sink, electric oven, electric hob, storage heater.

Utility Room

8' 5" x 5' 2" (2.57m x 1.57m)

Fitted wall and base units, work surfaces, double glazed window to rear, hot water tank, plumbing for washing machine and dishwasher, tiled flooring.

Bedroom One

12' 6" x 8' 8" (3.81m x 2.64m)

Frosted window to side, storage heater, w/c, walk in wardrobe, carpet flooring, walk in wardrobe.

Shower Room

Double shower cubicle, w/c, vanity sink, heated towel rail, tiled flooring, fully tiled walls, extractor fan



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welcome to

Tower Building Water Street, Liverpool

- A Stunning One Bedroom Apartment Set On The Third Floor
- Secure Building With Friendly Concierge
- Fitted Shower Room
- Spacious Living Room
- Stunning Kitchen & Separate Utility Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2991.24

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123408 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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