



ESTATE AGENTS

... the key to a successful move



93 Renshaw Street, Liverpool, L1 2SP

**Offers in excess
of £100,000**

- * CITY CENTRE LOCATION
- * EXCELLENT FOR INVESTMENT PURPOSES
- * RECENTLY UPGRADED KITCHEN & BATHROOM
- * VIEWS OF THE CATHEDRAL
- * SECURE INTERCOM ACCESS TO THE BUILDING

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

An extremely well located one bedroom apartment situated on the fifth floor at Renshaw Street in the heart of Liverpool. The property boasts a fantastic location surrounded by a variety of restaurants, shops, and cafes, offering the best of city living right at your doorstep. The Entrance lobby is high spec and ultra modern, all the communal areas and are extremely well maintained, the apartment is spacious and has fantastic views over Liverpool's skyline. There is a bright good sized master bedroom, a contemporary bathroom that has been recently upgraded and very functional modern open plan kitchen.

OPEN PLAN KITCHEN AND LIVING AREA 11'10" x 21'9" (3.61m x 6.63m)

Recently upgraded and fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, hob and extractor, space for appliances. Recessed lighting, wall mounted panel heaters, wood effect laminate flooring, window



BEDROOM 13'1 x 9'11 (3.99m x 3.02m)

Fitted wardrobe, recessed lighting, electric wall heater, ceiling to floor window



Living Area



Kitchen Area

BATHROOM 6'11 x 6'11 (2.11m x 2.11m)

Recently upgraded and fitted with a panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Recessed lighting, fully wall tiled, heated towel rail.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Leasehold -

Ground Rent; £350 per annum

Service Charge: £1841 per annum

Length of Lease: 250 years from 1st January 2019

Offer Procedure


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
519.11 ft²
48.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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