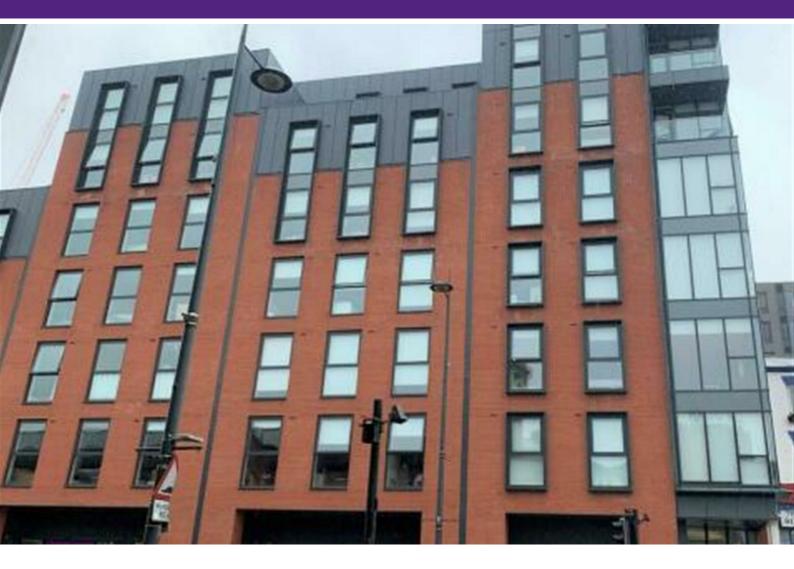


# ESTATE AGENTS

... 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.keysestataeagents.co.uk

### 93 Renshaw Street, Liverpool, L1 2SP

#### **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 modernas are 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" $\times$ 21'9" (3.61m $\times$ 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



**Living Area** 



Kitchen Area



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

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



#### **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.

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#### **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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B	83	83
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Witten quotations of credit terms available on request. A life assurance policy may be required.