



## 23 Hatton Garden, Liverpool, L3 2FE

SERVICED APARTMENT FOR SALE | ACHIEVING £1000.50 PCM | SECURE PARKING | 1 BEDROOM MEZZANINE APARTMENT

FULLY FURNISHED | IMPRESSIVE VIEWS OF LIVERPOOL | |

**Offers In Region Of: £120,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **23 Hatton Garden, Liverpool, L3 2FE**

This impressive apartment has arguably the best views of Liverpool, With a large balcony looking out onto the city skyline of Liverpool this apartment really does have the wow factor. Situated right in the heart of Liverpool city centre this apartment is within a stones throw of an abundance of high end bars, restaurants and shops.

The apartment briefly comprises of a large open plan living area with wall to wall windows providing a scape of the Liverpool skyline. This room provides ample room for a full lounge suite and dining furniture, Furthermore this space also flows into the contemporary fully fitted kitchen. Upstairs you will find the fully furnished bedroom area, which leads into the large en suite bathroom.

Eden Square is currently leased by Premier Apartments UK, a monthly rent of £1000,50 is currently being received including a car parking space. The apartment is bound by a lease from Premier Apartments UK until 02-08-2022, The management fee is £162.44 pcm.

service charge £1200 per annum  
Ground Rent £180.00 per annum  
Lease length TBC

Please call Hunters to arrange a viewing.

**Not Available**

## **ENERGY PERFORMANCE RATING**

**«EpcGraph»**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **OPENING HOURS**

9.00am – 5.00pm Monday – Friday  
9.00am – 1.30pm Saturday  
Closed – Sunday

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

