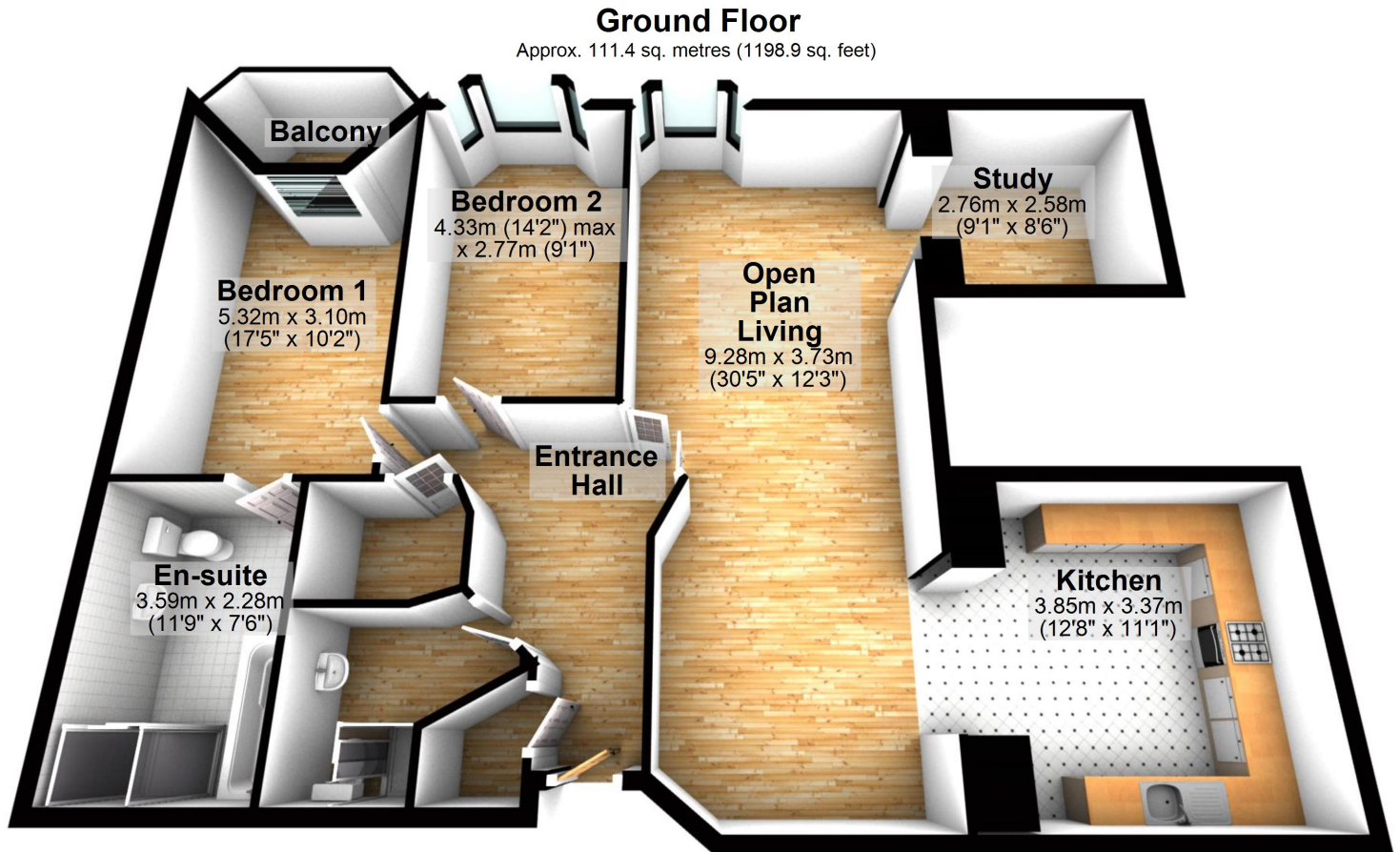




- *Two Bedroom, Two Bathroom Second floor Apartment in a Grade one Listed Building with:
- *Secure Fob entry to reception area with 24 hour concierge
- *River view from Lounge and Bedrooms
- *Ensuite Bathroom to Master Bedroom
- *Open Plan Lounge / Dining / Study





Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Two Bedroom, Two Bathroom Second floor Apartment in a Grade one Listed Building with:

- *Secure Fob entry to reception area with 24 hour concierge
- *River view from Lounge and Bedrooms
- *Open Plan Lounge / Dining / Study
- *Fully fitted Kitchen and Bathroom
- *Ensuite Bathroom to Master Bedroom
- *On-site fob entry allocated parking space in the basement
- *Separate secure storage room
- *Lifts to all floors

Lease specifies apartments are owner occupied only - thus maintaining the building's exclusivity.

The apartment features an entrance hall with oak floors and a storage cupboard. The lounge/dining room is lit by chandeliers and has two large brick arches opening on to an office/ study with mirrored wall and a kitchen with granite worktops and built in appliances. Two bedrooms (main with full en-suite), Bathroom fully tiled including bath/ separate shower cubicle, Feature vanity unit. Separate tiled shower room. On-site allocated parking space in the basement and separate secure storage room. Lifts to all floors.

Leasehold tenure with 111 years remaining however we are informed that the head lease has been purchased by the leaseholders and extended to 999 years for the residential part of the building which can be used to continue the apartment leases post the expiry of the original 150 year lease, Service charge currently £1,544 per quarter. Ground rent £150 p.a.

Local Authority - Liverpool

Tenure - Leasehold

Conservation Area - Yes

Flood Risk

Rivers & Seas: High

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband -

Standard - 14 mbps

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Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





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Ultrafast - 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

Satellite & Cable TV Availability - BT, Sky

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