



# J & D ESTATE AGENTS

188 - 190 WALTON VILLAGE, WALTON, LIVERPOOL L4 6TW



## 15 Victoria Street, Liverpool, Merseyside L2 5QS

Asking price £100,000

Welcome to this charming apartment located on Victoria Street in the heart of Liverpool. Situated on the third floor, this residential property boasts a cosy reception room, perfect for relaxing or entertaining guests.

With one bedroom and one bathroom, this apartment offers a comfortable living space ideal for individuals or couples looking for a new home. The property spans 538 sq ft, providing ample room for all your needs.

Whether you are looking for a new investment opportunity or a place to call home, this apartment is a fantastic choice. The location is ideal for those seeking the vibrant city life of Liverpool, with amenities and attractions just a stone's throw away.

Don't miss out on the chance to make this apartment your own - whether you're buying to live or looking for an investment opportunity, this property has great potential. Book a viewing today and envision the possibilities that await in this lovely home on Victoria Street.

### Lounge

18'10" x 16'0" (5.75 x 4.9)

Spacious Open plan lounge with period high ceilings offering bright and airy living.

This room leads to the open kitchen and also offers a separate built in storage cupboard.

### Kitchen

7'0" x 8'2" (2.14 x 2.49)

Fully fitted kitchen with a mix of wall and base units including appliances and tiled flooring.

### Bedroom

11'3" x 15'3" (3.43 x 4.65)



Large double bedroom with two great sized windows offering plenty of natural light, complete with luxurious carpet and modern decor.

### Bathroom

4 Piece white bathroom suite consisting of Shower over bath, Basin vanity and W.C. with all splashbacks tiled to a high standard.







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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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