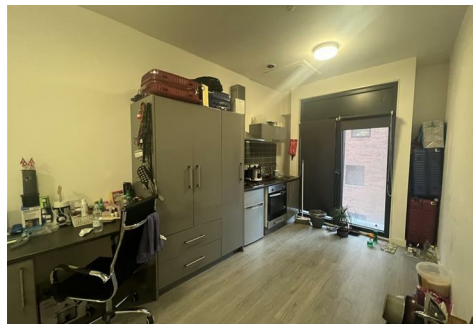




J & D ESTATE AGENTS

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



3 St. James Street, Liverpool, L1 0AB

Offers over £64,995

**** ATTENTION INVESTORS **** - Modern, comfortable and high standard development located in the heart of Liverpool's booming City Centre.

Studios are perfect for individuals, couples or students looking for independent living.

Property Features: High Gloss Kitchens, Double Beds, Modern Furniture, En suite Shower room with thermostatic Shower, Free Wifi, a Secure Entry System and CCTV.

Bridgewater boasts stylish communal areas: including a gym, lounge area with vending machines and communal laundry facilities.

Located in the heart of Liverpool's bustling city centre, you'll have the shops & amenities of Liverpool One just a short walking distance away with the historical culture of the Albert Dock nearby. Take a brief walk in the opposite direction & you'll find a wealth of bars & restaurants - In a nutshell, your new investment is situated at the centre of everything exciting Liverpool has to offer!

External



Communal Areas



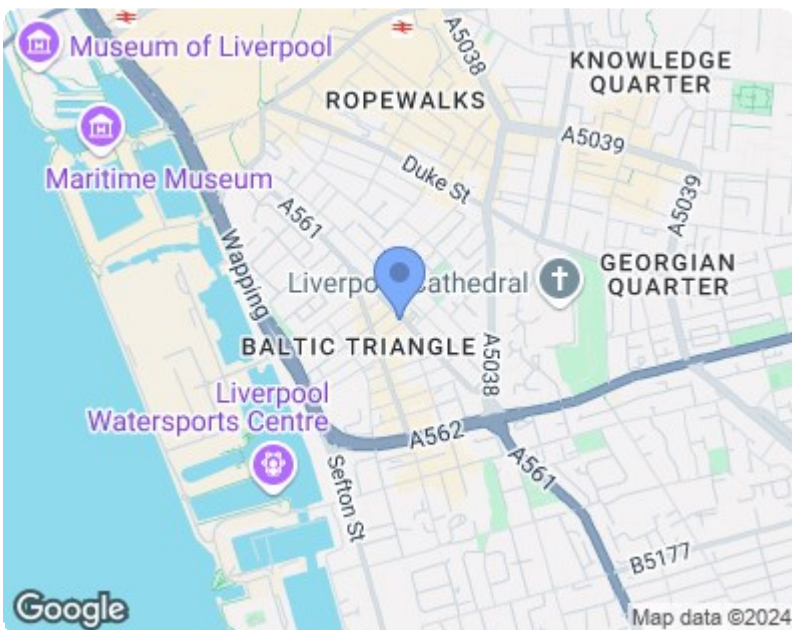
Bedroom



Bathroom

Kitchen





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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