

## 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.

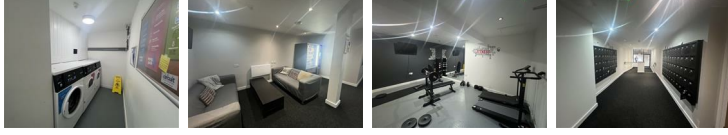
Bridgewater boasts stylish communal areas: including a gym, lounge area with vending machines and communal laundry facilities.

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



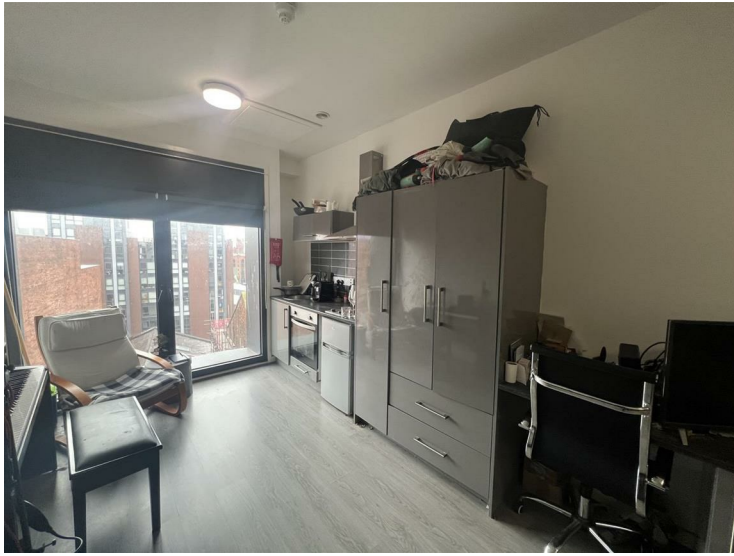
## Communal Areas



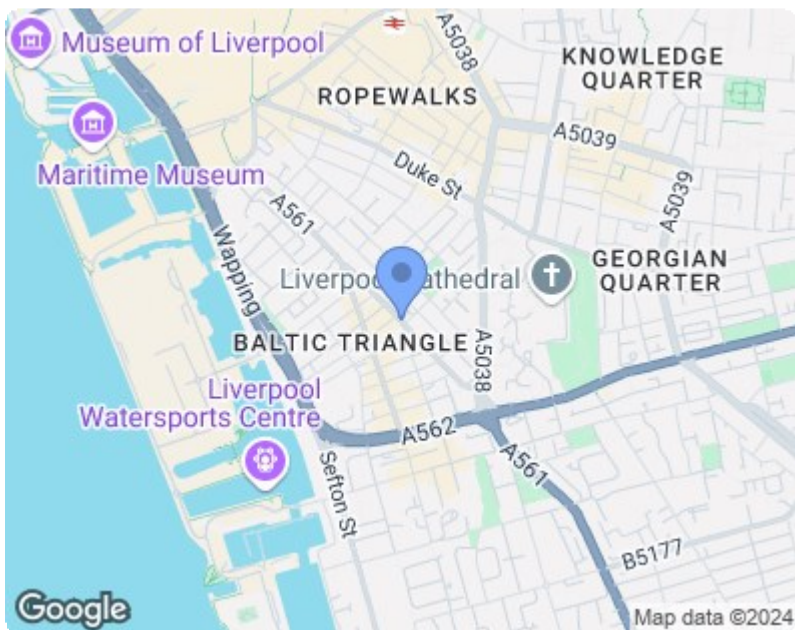
## Bedroom

## Bathroom

## Kitchen







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	