



203, 33 George Street, Liverpool, L3 9LU

Offers in the region of £200,000

We have a stunning two-bedroom split level apartment for sale in the prestigious Grade II listed Bereys Building in the heart of Liverpool's Commercial Quarter. The apartment is finished to the highest specification and has the most breath-taking open plan living / dining space.

On entering the apartment you are met by an impressive entrance hallway that runs along the full length of the apartment. From this, you can access two light and airy double bedrooms with plenty of space for storage and a contemporary shower room/WC with beautiful floor to ceiling marble-effect tiling. There is also a stylish kitchen with glossy cupboards, plentiful work space, integrated appliances and beautiful walnut flooring.

The corridor opens out to the most amazing open plan living and dining space, which is accessed by climbing two small steps. This truly unique space has high recessed ceilings, oak flooring and huge floor to ceiling sash windows that curve around the room, letting in plenty of light and offering fantastic views of the courtyard. A trendy low wall separates the living area from the hallway without closing it off from the rest of the apartment. It is the ideal space for relaxing or entertaining and will certainly impress!

The high ceilings, sash windows and luxurious flooring feature throughout the rest of apartment. This wonderful apartment benefits from electric central heating.

Bereys Building is on George Street which runs between Old Hall Street and Bixteth Street in the heart of the commercial district.

You can see how stunning this apartment is from the photos and the video, but you must view it in person to appreciate just how fantastic it is!
Rented:£13200PA

Open Plan Lounge

26'8" x 17'1" (8.15 x 5.21)



Spilt Level Open Plan Living / Dining Area. Two radiators, alarm control panel, television point, recessed spot lighting with matching double chandelier. Large curved feature floor to ceiling incorporating five sash windows over-looking courtyard. 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.

Open Plan Lounge Dining Space



Living Space



Spilt Level Open Plan Living / Dining Area. Two radiators, alarm control panel, television point, recessed spot lighting with matching double chandelier. Large curved feature floor to ceiling incorporating five sash windows over-looking courtyard. 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.

Kitchen

12'2" x 7'8" (3.72 x 2.34)



Comprising a range of wall, drawer and base units, roll top work surfaces, single drainer sink, benefiting from integrated cooker with four ring electric hob and extractor hood above. Splash back areas, recessed spot lights, walnut flooring. Large sash window filling the kitchen with light from Bixteth St.

Kitchen 2



Bedroom 2

10'2" x 4'11" (3.10 x 1.52)



Master Bedroom

14'4" x 12'2" (4.37 x 3.72)



Recessed spot lighting, radiator, sash window to the front elevation towards Bixteth St, soft carpeting.

Bathroom

7'9" x 7'8" (2.38 x 2.34)

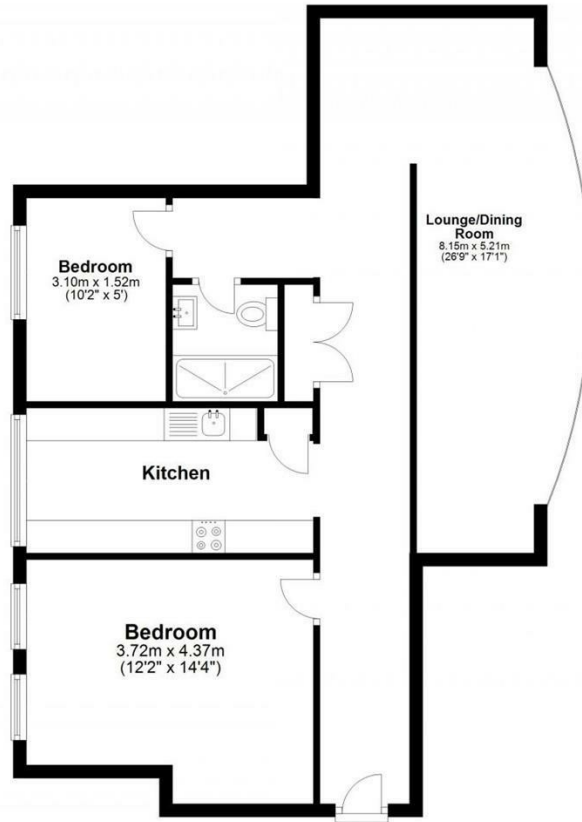


Three-piece bathroom suite benefiting from low level WC, wash hand basin, rain shower with ceramic floor base and glass screen, marble-effect tiled walls, wall-mounted towel heater, recessed spot lighting.

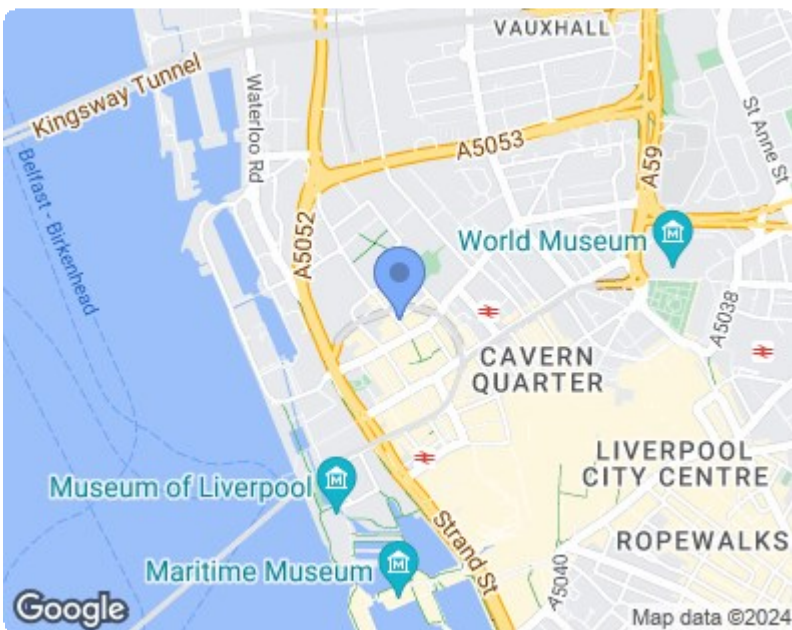
Recessed spot lighting, sash window to the front elevation, radiator, soft carpeting. Large alcove area for storage / wardrobe.



Ground Floor



Total area: approx. 70.9 sq. metres (762.9 sq. feet)



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	62

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	77