



Flat 27, 44 Pall Mall

, Liverpool, L3 6EL

Offers over £130,000



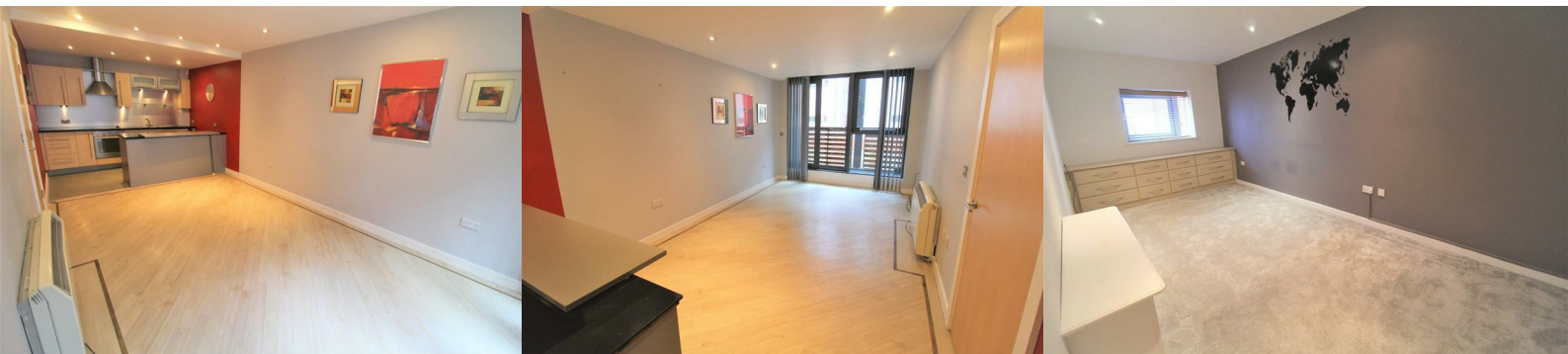
Abode are pleased to present to the market this modern two bedroom first floor apartment just a short walk from Liverpool City Centre and the Albert Dock. The apartment in brief consists of a lounge/dining/kitchen leading to a balcony. The kitchen benefits from quality fitted units, granite work surfaces and built in appliances.

The property includes two good sized bedrooms plus a three piece family bathroom with shower over the bath.

This apartment is ideally situated for both City living and commuting as it is only a short walk from Moorfields train station.

Pall Mall is walking distance from all Liverpool City centre attractions and shopping, with the famous Albert Dock and Liverpool one both just round the corner.

Being sold with NO CHAIN we would highly recommend an early viewing to avoid missing out on this fantastic apartment.



Communal Entrance Hall
Intercom access with stairs and lift to all floors.

Inner Hallway
Door to the front elevation, storage cupboard, electric wall heater.

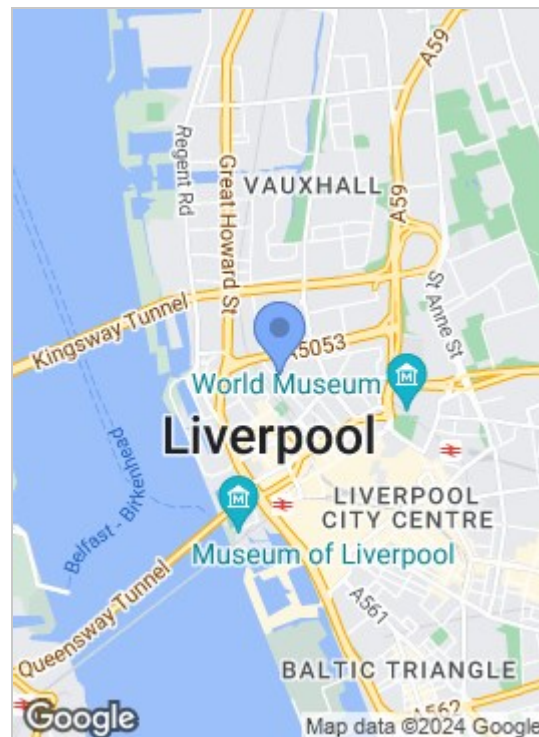
Lounge/Kitchen/Diner
7.21m x 3.18m
Comprising of a range of base and wall units to incorporate a one and a half bowl sink and drainer, electric oven and hob, integrated washing machine and fridge freezer. Double glazed windows and French doors to the rear elevation leading to the balcony.

Bedroom One
6.17m x 2.8m
Double glazed window to the rear elevation, electric wall heater with built in wardrobes and chest of draws,

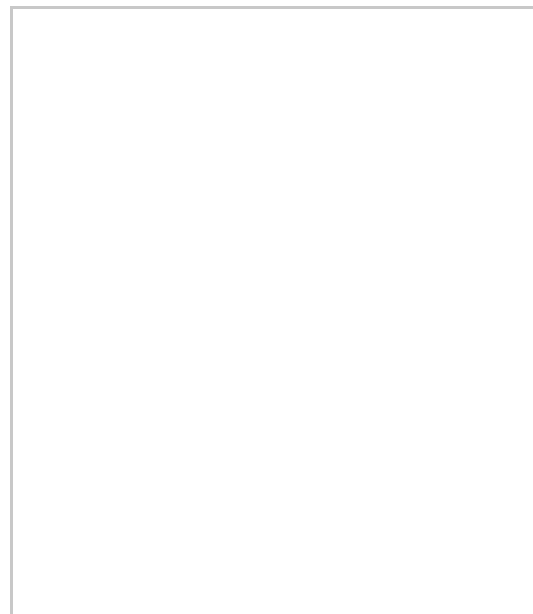
Bedroom Two
4.37m x 1.98m
Double glazed window to the rear elevation, electric wall heater and built in wardrobes.

Bathroom
2.67m x 1.98m
Low level w/c, wash hand basin, panelled bath with an over head shower point, part tiled walls, electric radiator.

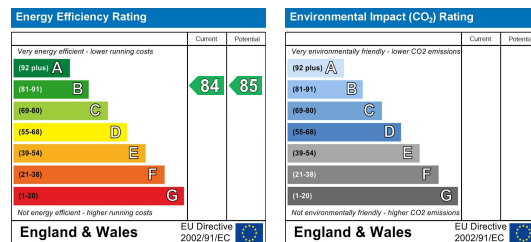
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk