



## Hatton Tower, City Centre, Liverpool, L3 2FE

- Two Bedroom - Sixth Floor Apartment
- Great Investment Opportunity or Residential Purchase
- Modern Fitted Kitchen
- Family Bathroom & Shower Room
- Popular City Centre Location
- Open Plan Lounge Diner
- Two Double Bedrooms
- Very Well Presented Throughout

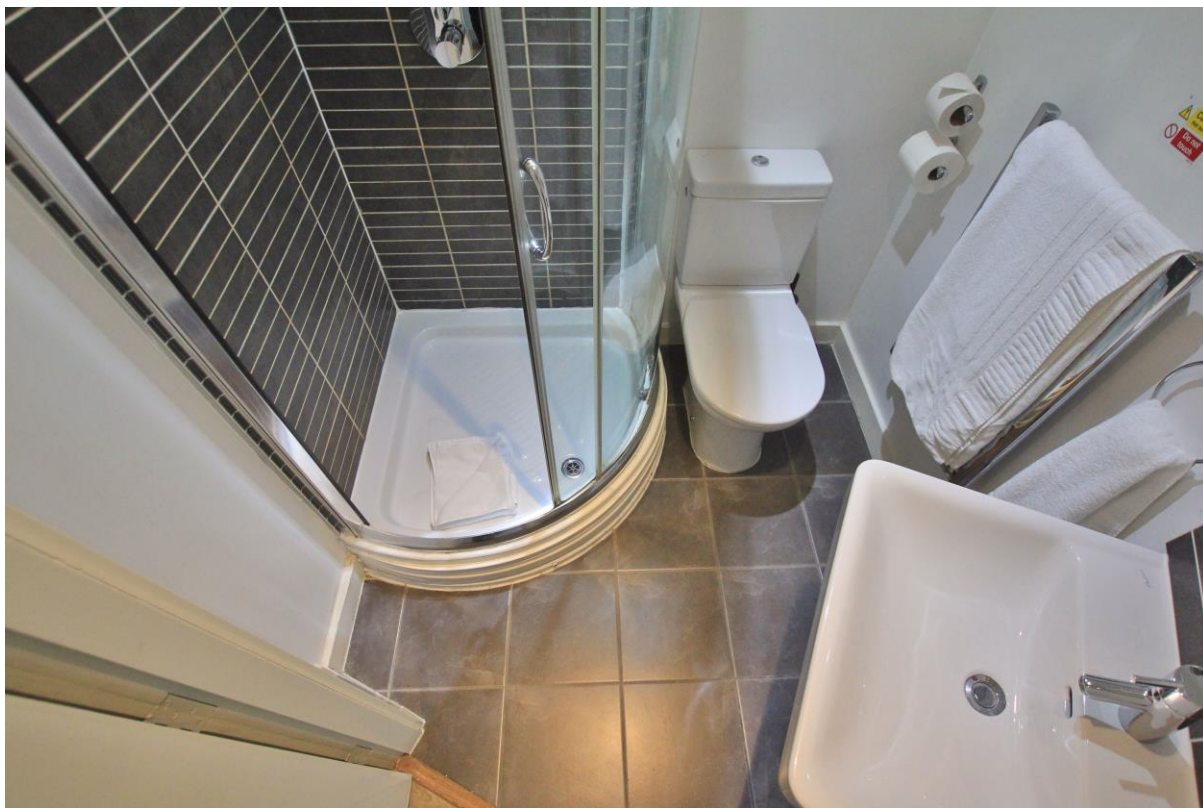


Offers in Excess of £150,000









## **Description**

Move Residential is delighted to introduce to the sales market this fantastic two bedroom upper floor apartment, perfectly located within Hatton Tower in the desirable Eden Square development, L3. Not only would the property make a fantastic home for someone looking to live in the heart of Liverpool's City Centre, but it would also prove to make a fantastic investment for a short term let property. The property briefly comprises; an entrance hallway, an impressive open plan lounge, kitchen and diner, two generously sized double bedrooms, a shower room and a contemporary style fully tiled family bathroom suite. Further benefits to this wonderful home include double glazing, electric heating and concierge service.

## **Location**

Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

**Entrance Hall** - Wall heater, wood laminate flooring.

**Lounge Diner / Kitchen** -12' 9" x 21' 4" (3.89m x 6.49m)

x2 UPVC double glazed window to front aspect, wall heater, wood laminate flooring, mix of wall and base units, integrated fridge freezer, sink, oven and hob.

**Shower Room** - Shower, WC, wash basin, radiator.

**Bedroom One** - 12' 5" x 9' 3" (3.79m x 2.813m)

UPVC double glazed window to front aspect, wall heater.

**Bedroom Two** - 16' 1" x 8' 4" (4.89m x 2.53m)

UPVC double glazed window to front aspect, wall heater.

**Bathroom** - 13' 10" x 5' 3" (4.22m x 1.610m)

Bath, shower, WC, wash basin.

### **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.