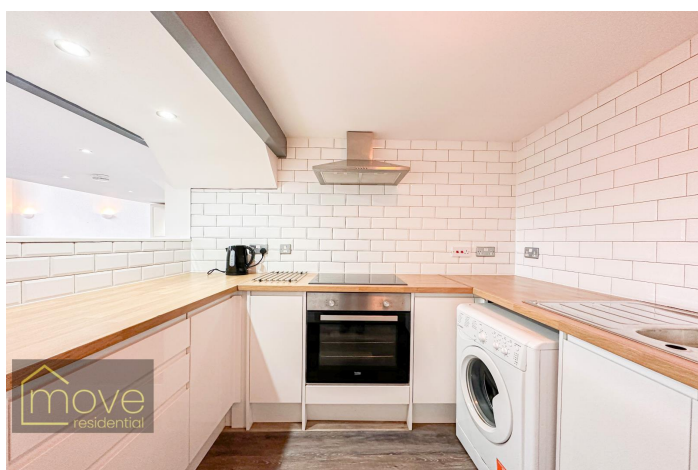


Hatton Garden, City Centre, L3 2HA

- Stunning Three Bedroom Upper Floor Apartment
- Characterful & Unique with Original Features
- Modern Fitted Kitchen & Three-Piece Bathroom
- Secure Underground Car Parking Space
- Located in the Heart of the Vibrant City Centre
- Impressive Open Plan Living and Dining Area
- Three Generously Sized Double Bedrooms
- Ideal for Both Investors & Residential Buyers



Offers Over £235,000

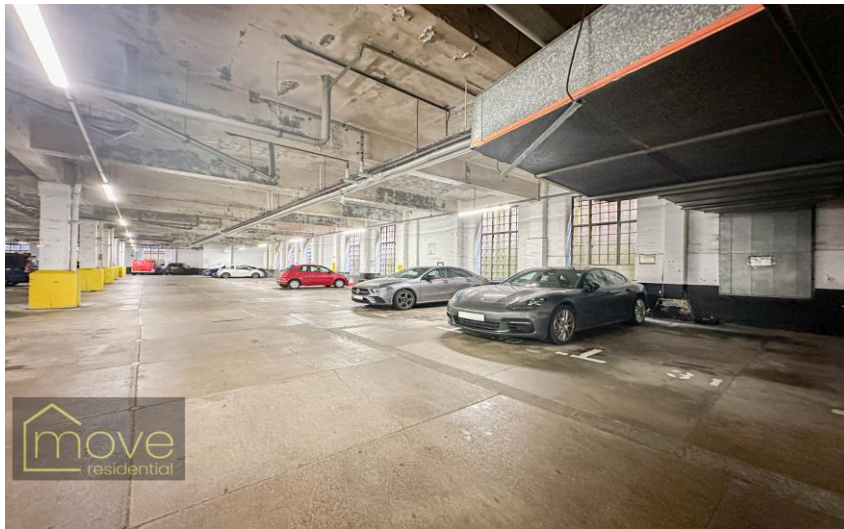












Description

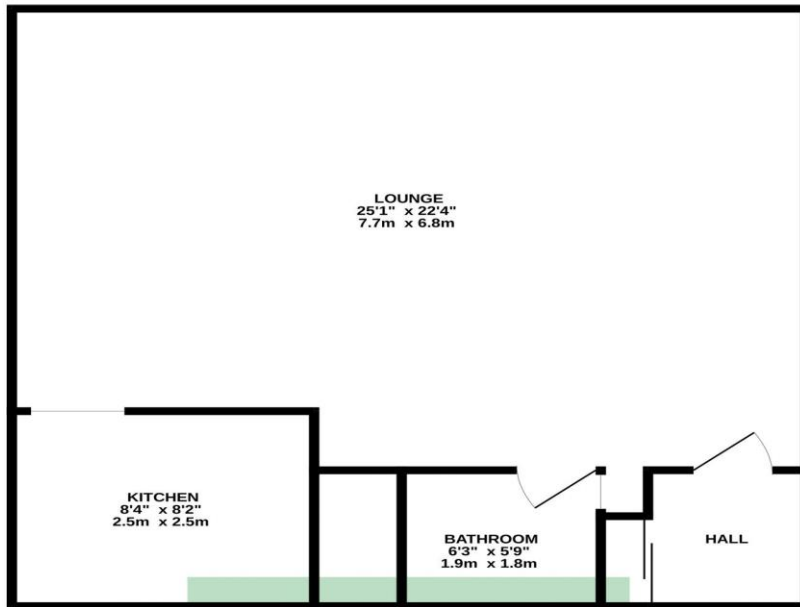
Move Residential are thrilled to introduce to the sales market this stunning three bedroom upper floor apartment, enjoying an enviable location within Hatton Garden, in the heart of Liverpool's vibrant city centre, L3. With accommodation over two floors, the apartment boasts spacious living proportions and high ceilings, with plenty of characterful original features, and is certain to appeal to both residential buyers and investors alike. The property is accessed via a lift through a well-maintained communal entrance, with the apartment itself centring around an impressive open plan living and dining area, with a double height ceiling and huge original sash windows, this bright and airy space is flooded with natural light. Featuring a tasteful neutral décor, this vast and versatile room presents the ideal social setting, offering an abundance of possibilities for future occupants. The modern kitchen is complete with sleek fitted base units, wood style worktops providing plentiful surface space, and subway tile splashbacks. Completing this floor is a contemporary style three-piece family bathroom suite. The sleeping accommodation can be found on the upper floor, consisting of three substantial and well-presented double bedrooms, all finished to a high standard, one of these occupying the mezzanine. The property further benefits from a car parking space. This is not an opportunity to be missed for those seeking city centre living in a unique and characterful apartment.

Location

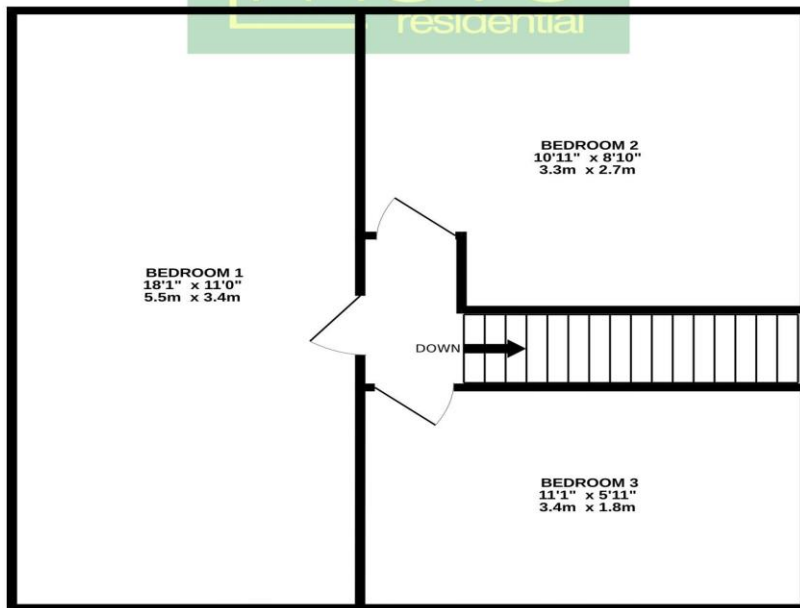
Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches 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.

Floor Plan

GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.