



## Salisbury Street, City Centre, L3 8BT

- Delightful Two Bedroom Duplex Apartment
- Immaculately Presented Set Over Two Floors
- Bright Spacious Lounge & Downstairs WC
- Contemporary Three Piece Bathroom Suite
- Located in Close Proximity to the City Centre
- Welcoming Entrance Hall & Fitted Kitchen
- Two Generously Sized Double Bedrooms
- Underground Parking & Communal Gardens



£145,000













## **Description**

As appointed agents, Move Residential are thrilled to introduce to the sales market this delightful two bedroom duplex apartment located on Salisbury Street, L3, in close proximity to Liverpool's vibrant city centre. With spacious and beautifully presented accommodation set over two floors, this modern apartment would make a brilliant future home for a lucky buyer. Accessed via lift through a smart communal entrance, you are greeted into the apartment by an inviting entrance hall, boasting an attractive wood-style laminate flooring which can be found throughout the property. The ground floor is home to a substantial kitchen complete with a range of fitted base and wall units, plentiful worktop space and tiled splashbacks, along with a spacious lounge area, enjoying french doors out to a juliet balcony which flood the space with natural light. Finished to a high standard in a tasteful neutral décor, and featuring high gloss white fitted storage units, this room has a bright and airy feel, presenting a welcoming and peaceful space to relax and enjoy mealtimes, with ample room to accommodate both a sofa area and dining table. Completing this floor is a convenient WC. The sleeping accommodation is located to the first floor, consisting of two generously sized double bedrooms, both impeccably presented and awash with natural light, with both bedrooms benefitting from french doors out to a juliet balcony. Providing the finishing touches to the apartment is a contemporary style three-piece family bathroom suite. The apartment further benefits from secure underground communal parking, and access to beautifully maintained communal gardens providing the ideal spot for enjoying the sun during the warmer months.

## **Location**

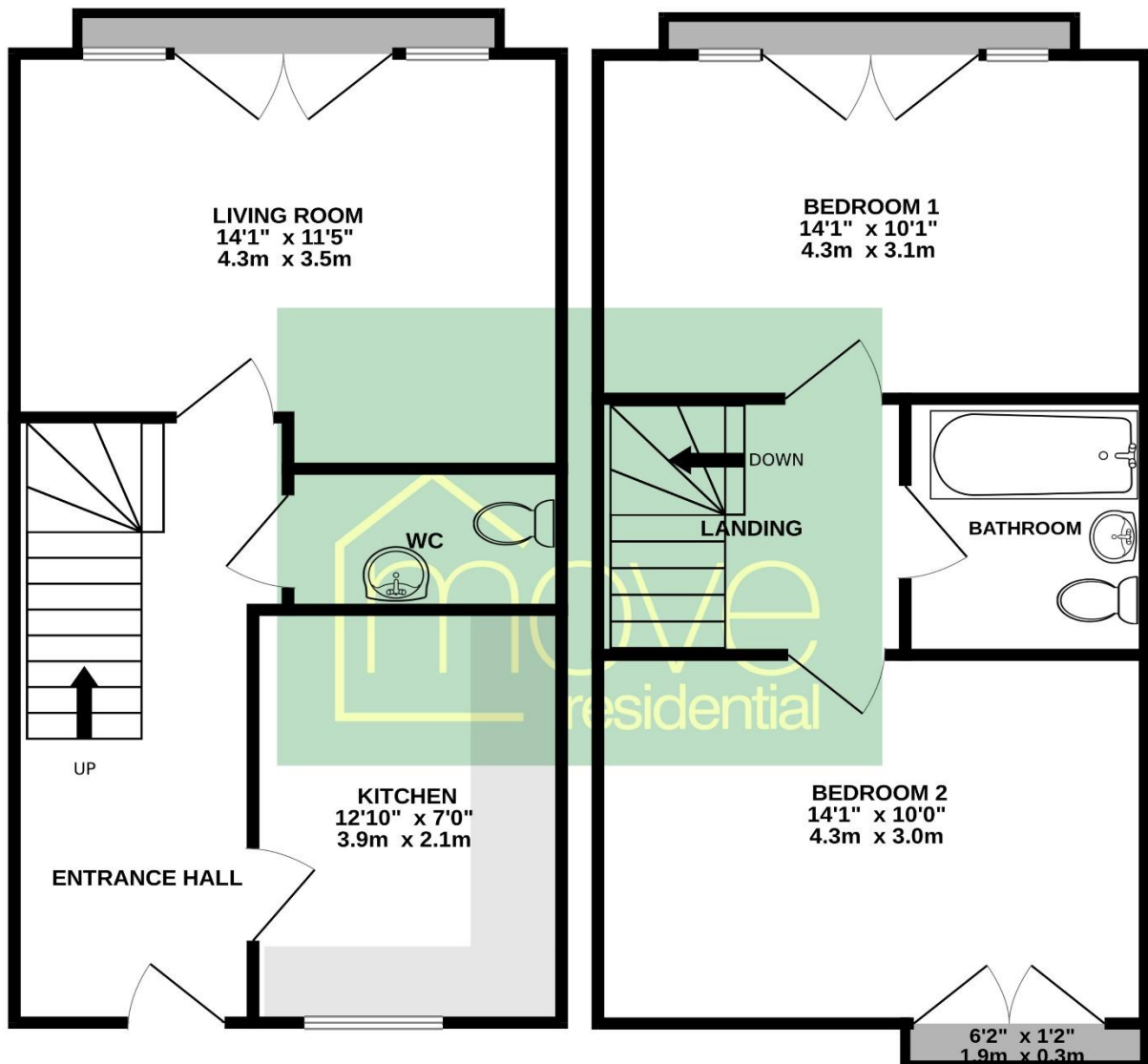
Enjoying the L3 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches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

SECOND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

THIRD FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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	81 B	81 B
69-80	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.