



## Ward Street, City Centre, Liverpool, L3 5XX

- Lovely Two Bedroom Second Floor Apartment
- Generous & Beautifully Presented Throughout
- Modern Kitchen Featuring Stylish Fitted Units
- Contemporary Three-Piece Family Bathroom
- Enviably Located in the Heart of the City Centre
- Entrance Hall & Welcoming Reception Room
- Two Bright & Substantial Double Bedrooms
- Benefits From Private Off-Road Parking Space



Offers Over £180,000













## **Description**

Move Residential are thrilled to present to the sales market this delightful two bedroom second floor apartment, enjoying a prime location in the heart of Liverpool's vibrant city centre. Offering well-proportioned and beautifully presented accommodation throughout, this presents an opportunity not to be missed for first time buyers seeking modern city living. Accessed via a well-maintained communal entrance and lift, the apartment greets you with an inviting entrance hall, leading through to an impeccably presented reception room. Finished in a tasteful décor featuring attractive wood-style flooring and enjoying a Juliet balcony which floods the space with natural light, this provides a tranquil setting to relax and unwind. The lounge flows seamlessly into a stylish fitted kitchen providing an open social setting, perfect for hosting family and friends. The kitchen is complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The sleeping accommodation consists of two spacious double bedrooms, each finished to an excellent standard and awash with daylight, and adding the finishing touch to this lovely apartment is a contemporary style three-piece family bathroom suite, boasting chic patterned flooring. Externally, residents further benefit from an allocated off-road parking space.

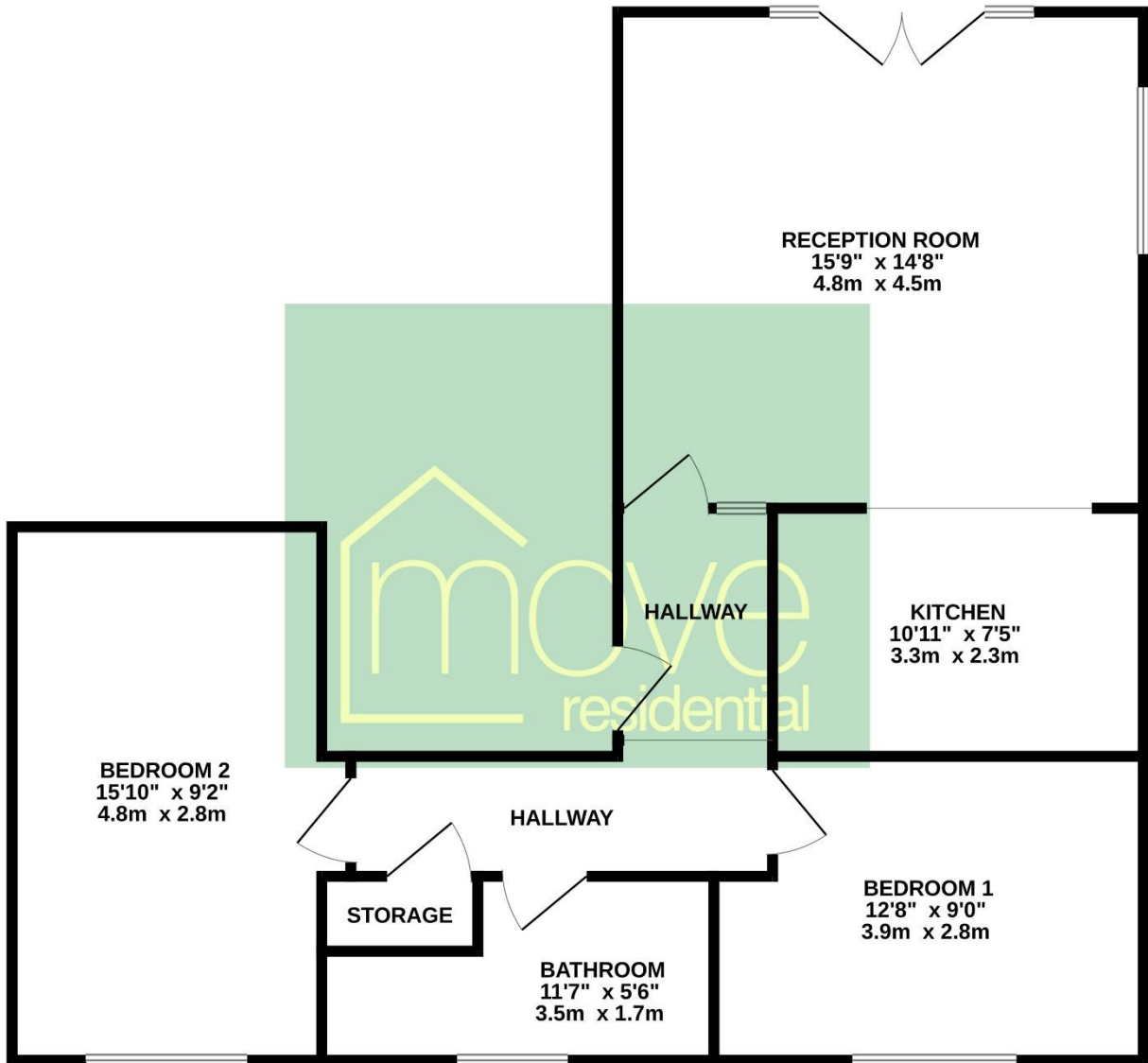
## **Location**

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  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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.