

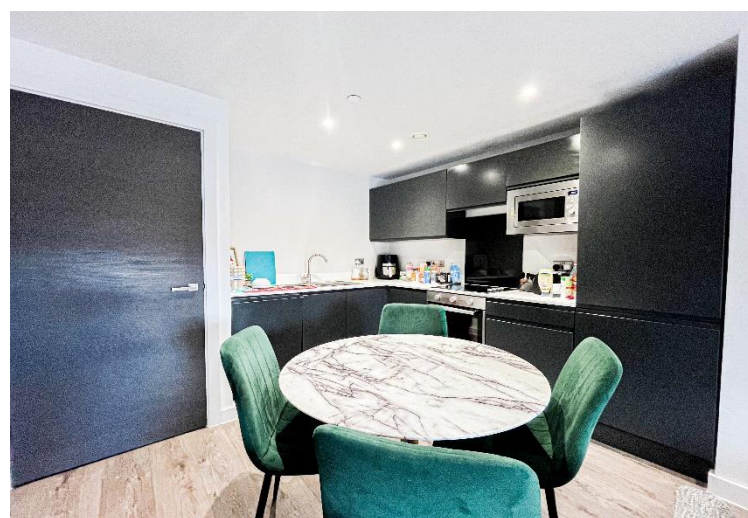


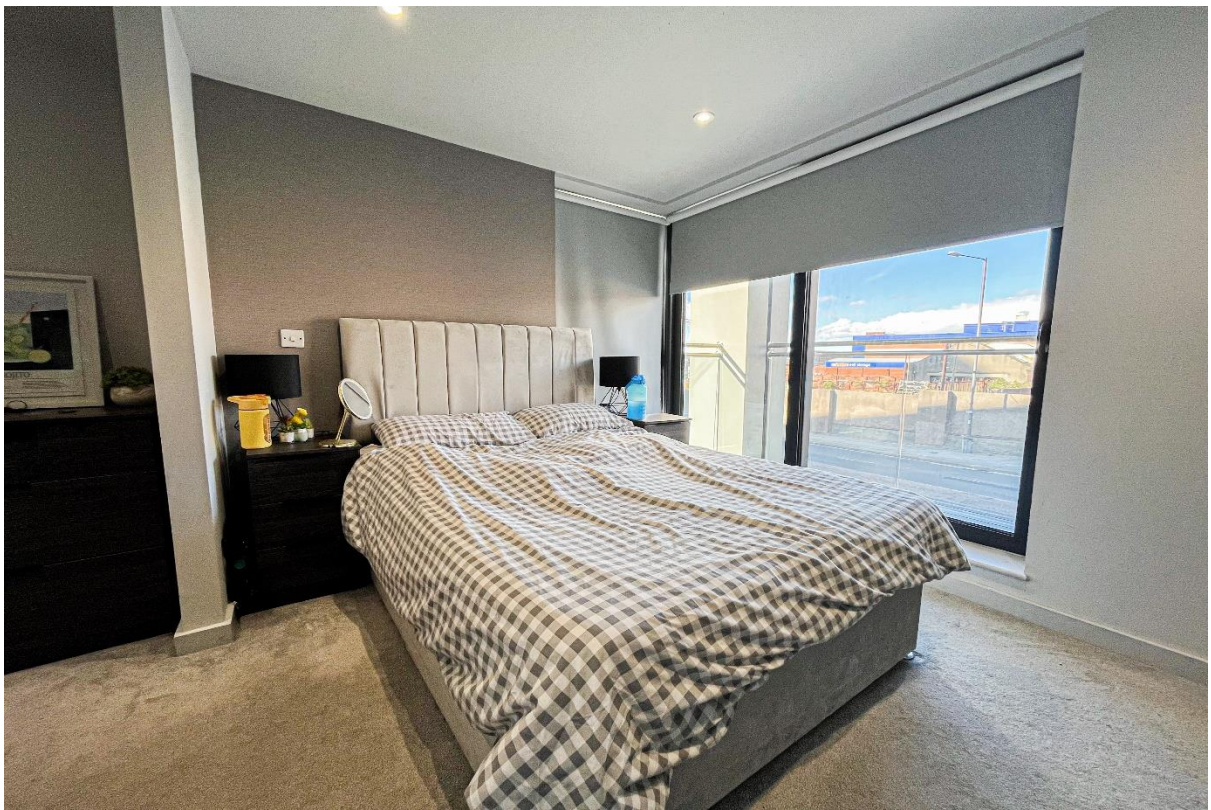
Parliament Street, City Centre, Liverpool, L8 5QY

- Modern Two Bedroom Upper Floor Apartment
- An Investment Opportunity Not To Be Missed
- Welcoming Open Plan Kitchen & Living Space
- Contemporary Style Ensuite To Each Bedroom
- Located In Thriving Baltic Triangle District
- Well-Proportioned & Immaculately Finished
- Two Bright & Substantial Double Bedrooms
- Facilities Include Gym Access & Concierge



£235,000







Description

Move Residential are thrilled to present to the sales market this modern two bedroom upper floor apartment, enjoying a central location on Parliament Street in Liverpool's thriving Baltic Triangle district, L8. Tenanted until January 2026 and achieving a rental income of £1,200.00pcm, this presents an opportunity not to be missed for investors looking to expand their portfolio. Upon entering, you are greeted into the apartment by a bright and spacious open plan kitchen, dining and living area which presents a welcoming social setting for relaxing and entertaining. The kitchen is complete with a range of stylish fitted units, complementary worktops and sleek integrated appliances, and the whole space has been impeccably finished in a fresh contemporary décor featuring attractive wood style flooring. The sleeping accommodation consists of two generously sized double bedrooms, each beautifully presented boasting plush carpeting, and enjoying the added luxury of deluxe ensuite bathrooms. Residents of the building further benefit from access to a variety of additional amenities such as an onsite gym, roof terrace and a reception with a dedicated concierge.

Location

Enjoying the L8 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.

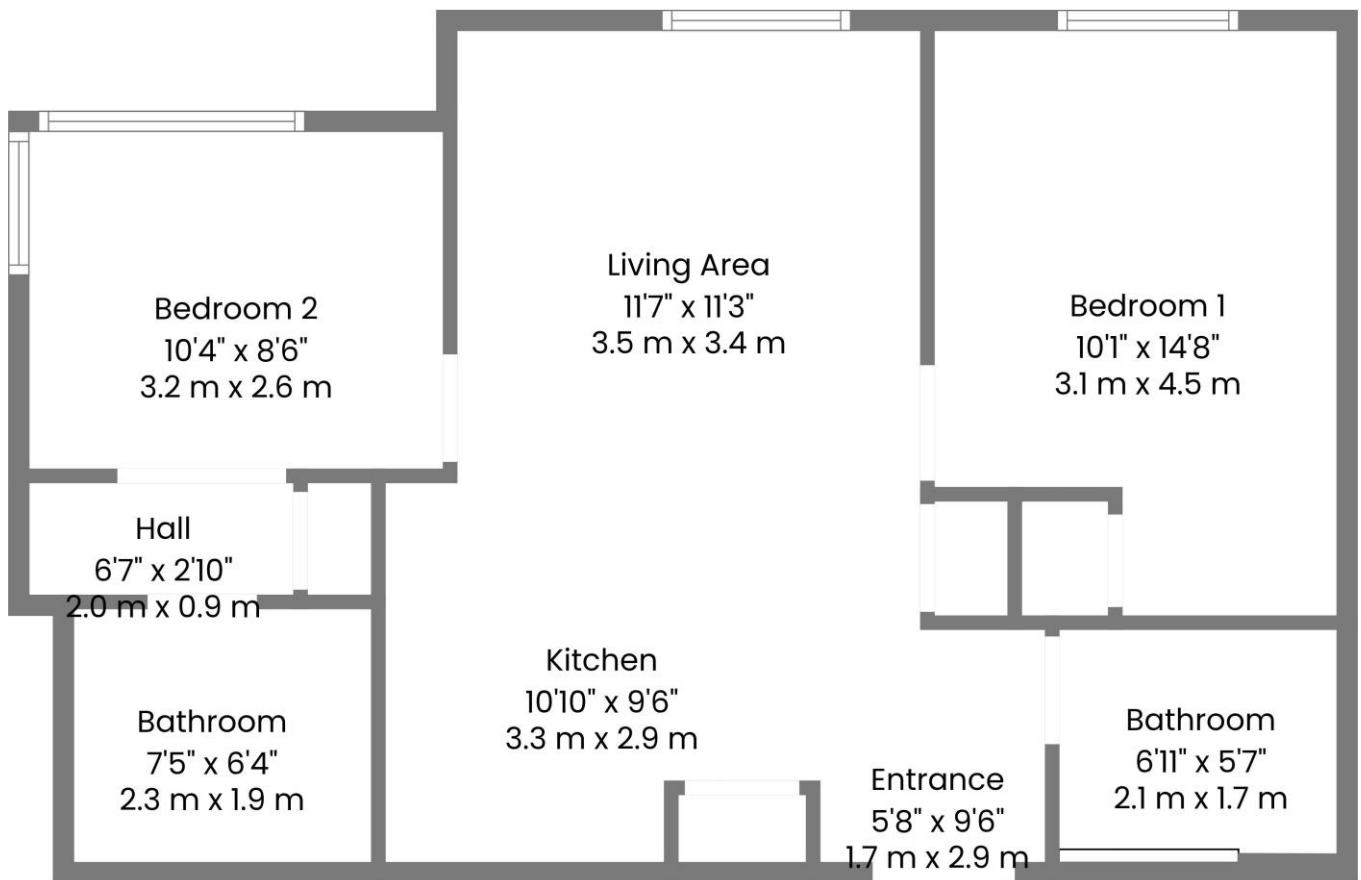
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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.

Floor Plan



TOTAL: 647 sq. ft, 60 m2

FLOOR 1: 647 sq. ft, 60 m2

EXCLUDED AREAS: WALLS: 54 sq. ft, 5 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.