

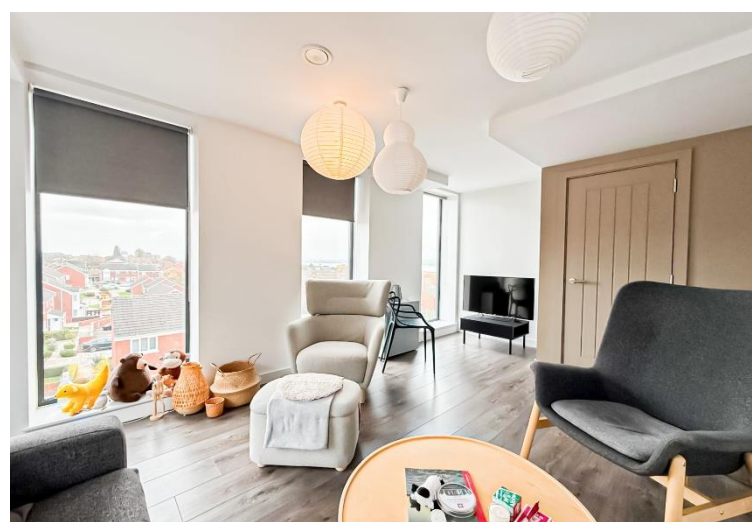


## Neptune Place, City Centre, Liverpool L8 5AG

- Modern One Bedroom Upper Floor Apartment
- A Rare Find- Available With No Onward Chain
- High Spec Kitchen With Integrated Appliances
- Bright & Beautifully Finished Double Bedroom
- Enviably Located In Vibrant Baltic Triangle Area
- Spacious & Immaculately Presented Throughout
- Light Filled Living Area With Scenic City Views
- Contemporary Style Three-Piece Bathroom Suite



Offers in Excess of £130,000









## Description

Presenting an opportunity not to be missed for those seeking modern city living is this stylish one bedroom sixth floor apartment, found within a desirable development in the vibrant Baltic Triangle area of Liverpool's City Centre, L8. Offered for sale with no onward chain by appointed agents Move Residential, this well-proportioned property has been finished to high specifications throughout and offers scenic views over the waterfront, promising to make an ideal purchase for both first time buyers and investors. Following through the entrance hall, you are led into a spacious open plan kitchen and living area, flooded with natural light courtesy of floor to ceiling windows. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops and a selection of integrated appliances. Immaculately finished in a fresh contemporary décor throughout, featuring attractive wood style flooring, this presents a welcoming social setting for relaxing and entertaining. Continuing through you will find a generously sized and impeccably presented double bedroom, receiving plenty of daylight, and adding the finishing touch to the interior of this apartment is a deluxe three-piece family bathroom suite.

## 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.

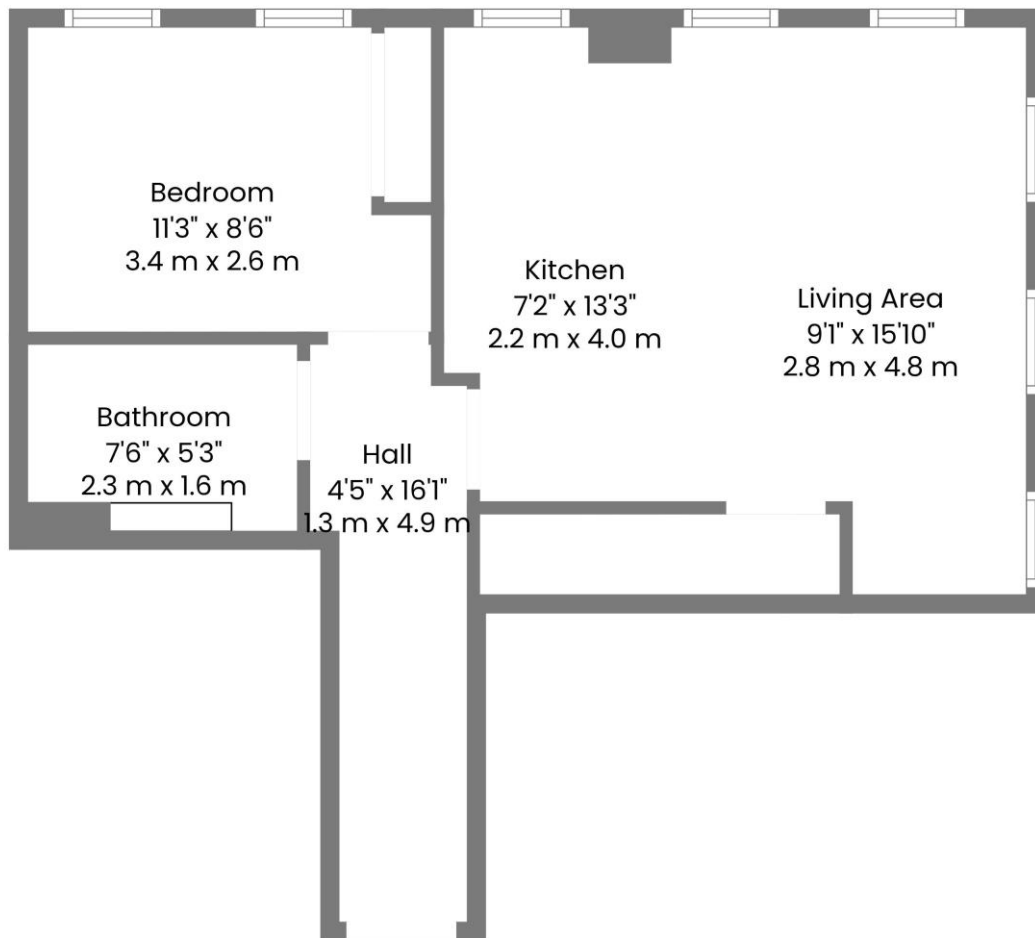
## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 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: 457 sq. ft, 42 m2**

FLOOR 1: 457 sq. ft, 42 m2

EXCLUDED AREAS: WALLS: 53 sq. ft, 5 m2