



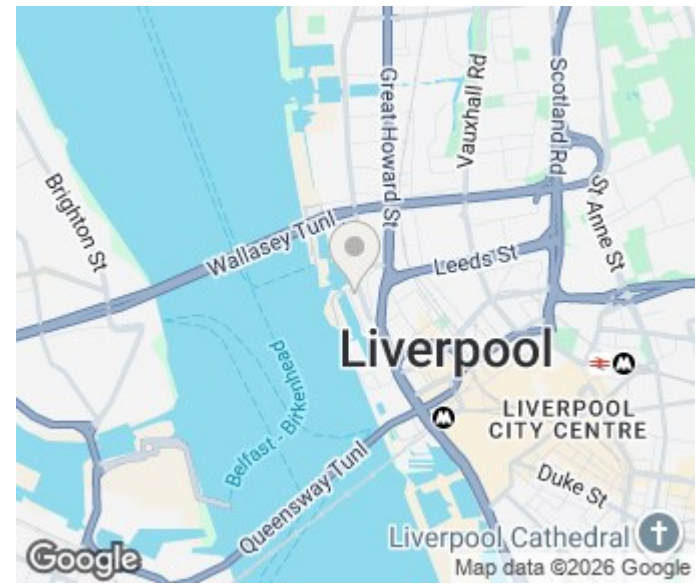
APARTMENT 95, 1 WILLIAM JESSOP WAY LIVERPOOL, L3 1DJ


£250,000
LEASEHOLD

17th FLOOR - UNSPOILT RIVER VIEWS - OFF ROAD PARKING. XO REALTY are pleased to offer this amazing NO CHAIN property at City Lofts on William Jessop Way with viewings 7-days per week.

Situated on the 17th floor with an uninterrupted view of the River Mersey and the docklands area across Princes Parade and William Jessop Way. The property benefits from TWO DOUBLE BEDROOMS, TWO BATHROOMS, OFF ROAD ALLOCATED PARKING and neutral decor throughout. The building benefits from a manned concierge, on site CCTV and secure fob entry, two resident elevators, bike storage and refuse areas. Location couldn't be much better literally on the river front and just a few minutes walk from convenience stores, gyms, restaurants, bars and coffee shops. The EWS1 is available and there is a long lease in place. Tenure is leasehold and the council tax banding is Band 'D'. Viewings are by appointment only and available across 7-days per week.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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