



411 The Gallery

Plaza Boulevard | Liverpool | L8 5RX

£160,000

The
**GOOD
ESTATE**
AGENCY

411 The Gallery

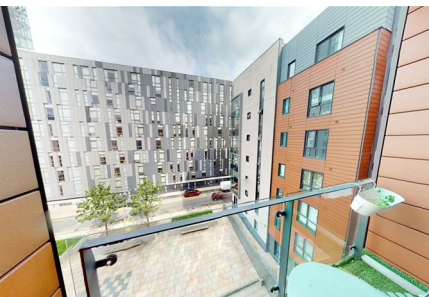
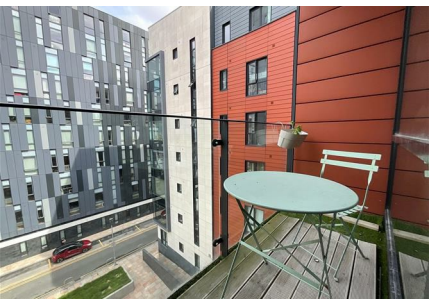
Plaza Boulevard |
Liverpool | L8 5RX
£160,000

*** EWS1 NOT YET IN PLACE - CASH BUYERS ONLY
*** 3 DOUBLE BEDROOM APARTMENT WITH PRIVATE
BALCONY! The Good Estate Agency is delighted to
bring this stunning apartment to market.



- CONTEMPORARY DESIGN
- MASTER BEDROOM HAS AN EN-SUITE
- OPEN PLAN LIVING & DINING ROOM
- PRIVATE BALCONY
- RIVERSIDE, LIVERPOOL DEVELOPMENT
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- INTERGRATED FITTED KITCHEN
- 4TH FLOOR
- IDEAL FOR OWNER OCCUPIERS OR INVESTORS





*** EWS1 NOT YET IN PLACE - CASH BUYERS ONLY ***

Ideal for an owner-occupier homebuyer, or an investor, this lovely apartment is very affordably priced.

This modern and spacious 4th floor, 3-bed, 2-bath apartment is located in the sought-after riverside development, X1 The Gallery, and offers a comfortably-styled city-living lifestyle.

The apartment's layout is spacious and well designed, offering an open-plan living area and a private balcony. Large windows allow for large amounts of natural light into the apartment. The modern kitchen offers plenty of storage space and boasts integrated appliances. Furthermore, the apartment entrance hall has two very useful storage cupboards. The family bathroom is set off the entrance hall and gives access to a three piece bathroom. The three double bedrooms are generously sized and well proportioned. The master bedroom includes an en-suite shower room.

Ideally situated in the heart of Liverpool's lively Baltic Triangle, next to the River Mersey, with plenty of bars, restaurants & trendy cafes to choose from.

Nearby transportation links provide Residents with easy access to Liverpool's city centre and beyond. The apartment's proximity to the waterfront, shopping districts, and business centres adds to its appeal, making it an excellent investment opportunity.

If this property appeals to you as a family-focused homebuyer looking to enjoy a stylish modern lifestyle, or, perhaps as an investor looking for a lucrative investment, then don't miss this opportunity.

Tenant in situ until 13th August 2026, paying a monthly rental of £1,225. Rental yield: 9.19%.

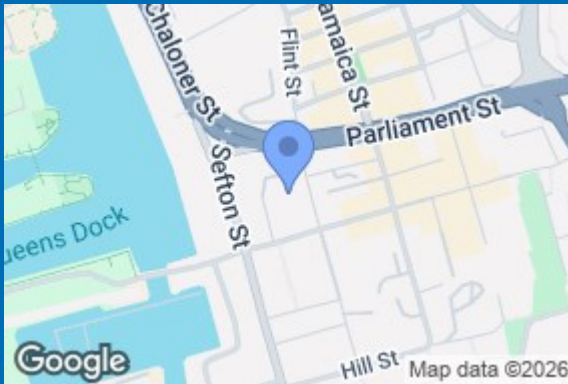
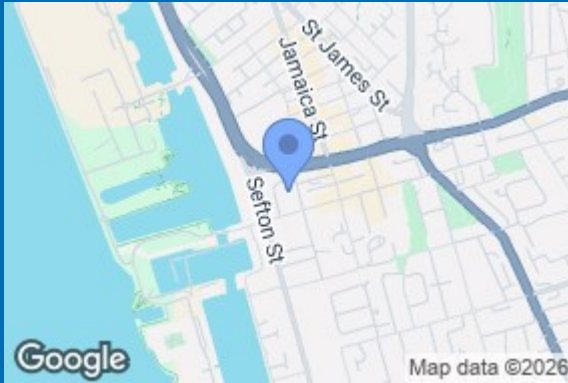
This development does not yet have its EWS1 certificate in place. However, the Building Safety Fund application for The Gallery has been successful and it has been confirmed that full funding will be awarded to cover the works required to replace the cladding/insulation on the building. Remedial cladding works shall very likely commence in 2024.

EPC: C. Certificate valid until 05 March 2030.
Service charge: £2,002 every 6 months.
Service charge review period: Annually.
Ground rent: £598.02.
Leasehold remaining: 250 Years from 01 January 2008.
Local Authority: Liverpool City Council
Council Tax Band: C.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk