



# 81 Hudson Gardens 136 Duke Street

, Liverpool, L1 5BB

## Offers over £180,000

Hudson Gardens, East Village – 2 Bedroom, 2 Bathroom Apartment with Allocated PARKING

This stylish fourth floor apartment offers the best of city living in the heart of Liverpool's vibrant East Village. Thoughtfully designed and well laid out, it makes an ideal home or base in the city, while also benefiting from the strong rental demand in this sought after location.

The welcoming hallway leads into a bright and spacious open-plan living and kitchen area, filled with natural light and complemented by a Juliet balcony—perfect for fresh air and city views. The property offers two double bedrooms, one featuring an en suite shower room, along with a modern family bathroom located across the hall. It also enjoys a private position at the end of the corridor, with no passing foot traffic.

Hudson Gardens also provides peace of mind with 24 hour CCTV a secure fob entry system, and the convenience of an allocated underground parking space.

Leasehold  
150 year lease from 2003  
Service charge £1724 per annum  
Ground rent £50 per annum  
Council Tax Band C  
EPC Rating C

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Move in Ready
- 2 Double bedrooms
- Allocated ( underground ) Parking
- Juliet Balcony
- En suite shower room
- 24-hour CCTV & secure fob entry system
- Private position at end of corridor
- Strong rental demand
- City Living
- Bright and spacious



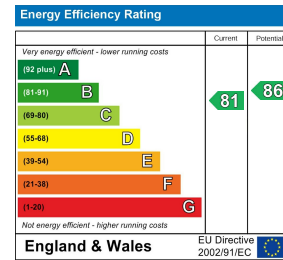
## Floor Plan



## Area Map



## Energy Efficiency Graph



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