



## A303 Parliament Square 10 Crump Street, Liverpool, Merseyside L1 0DG

### Asking Price £185,000

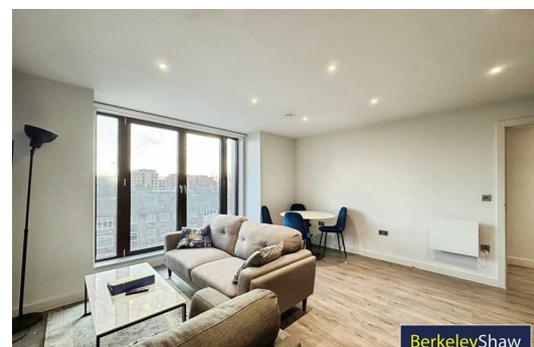
Looking for a sleek City Centre home or a standout buy-to-let with proven rental appeal?

Berkeley Shaw is delighted to present this stylishly finished two-bedroom apartment in the sought-after Parliament Square development on Crump Street, L1. Perfectly placed in the vibrant Baltic Triangle—one of Liverpool's most exciting and rapidly developing districts—this location is a favourite among first-time buyers, young professionals and investors. Residents enjoy excellent transport links, great shopping options, and a buzzing mix of bars, cafés and restaurants just a short stroll away.

The property is currently vacant and available with no onward chain, offering a smooth and speedy purchase. For investors, the apartment has a strong rental track record, having previously achieved £1,250pcm, making it an appealing turnkey opportunity.

Positioned on the third floor with lift and stair access, the apartment opens with an inviting entrance hall and useful utility/storage cupboard. The open-plan kitchen, living and dining area delivers a real wow factor, complete with integrated appliances, ample storage and a bright Juliette balcony. Two double bedrooms provide excellent space, with the master featuring an en-suite, alongside a modern three-piece bathroom.

Additional benefits include a secure intercom entry system, on-site concierge, and the option to purchase fully furnished—ideal for both owner-occupiers and investors looking for an effortless move.



## Entrance hall

Laminate floor, electric heater, utility cupboard & intercom entry system.

## Kitchen/dining/living area

Double glazed doors opening to Juliette balcony, range of wall & base units, electric hob, electric oven, dishwasher, stainless steel sink & drainer, extractor hood, laminate floor & 2 x electric heaters.

## Bedroom 1

Electric heater & double glazed window.

## En-suite

WC, basin, walk in shower, tiled floor, tiled walls & extractor fan.

## Bedroom 2

Electric heater & double glazed window.

## Bathroom

WC, basin, bath with glass screen & shower, tiled floor, tiled walls & extractor fan.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 2023

### Energy Efficiency Rating

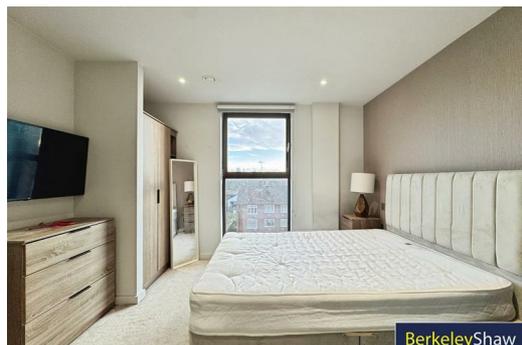
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

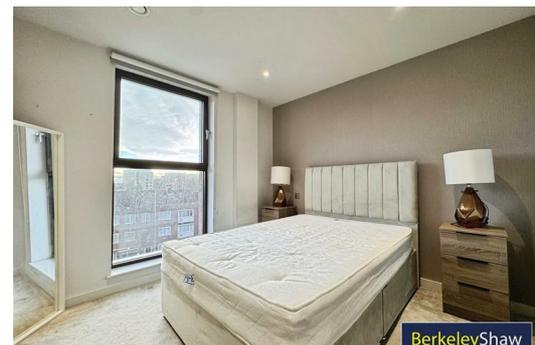
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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