



# 33 Tower Building 22 Water Street , Liverpool, L3 1BH Asking price £420,000

2 Bedroom, 2 Bathroom Apartment with PARKING Overlooking the Liver Buildings

Bluerow Homes are pleased to welcome to the market this exclusive third floor apartment which boasts over 1400 Square feet, situated in the wonderful Grade II Listed Tower Building.

Perfectly located in the Historic Down Town area of the City with the Royal Liver Buildings adjacent and St Nicholas Church and it's beautiful grounds to the North of the Tower and within walking distance of all the City's popular shopping areas, bars and restaurants, you couldn't ask for a better location.

The Tower was built in 1908 as an office block before being converted to apartments in 2006.

The apartment itself comprises of hallway which leads to a 36 foot living room which offers amazing views of The Liver Buildings and vibrant waterfront, modern fitted kitchen area, two double bedrooms, En-suite shower room and additional bathroom.

The property Benefits from 24 hour concierge and allocated parking for one car.

Details to be verified;

Lease term 999 years

Service charge: £6,445 per annum ( To be verified)

Ground Rent : £150 per annum

- 36 Foot Living Dining Room
- Two Double Bedrooms
- Two Bathrooms
- Wonderful Views of Three Graces
- No onward Chain
- EPC rating D
- Viewing Highly Recommend
- Secure Allocated Parking
- over 1400 Square Feet

## 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.



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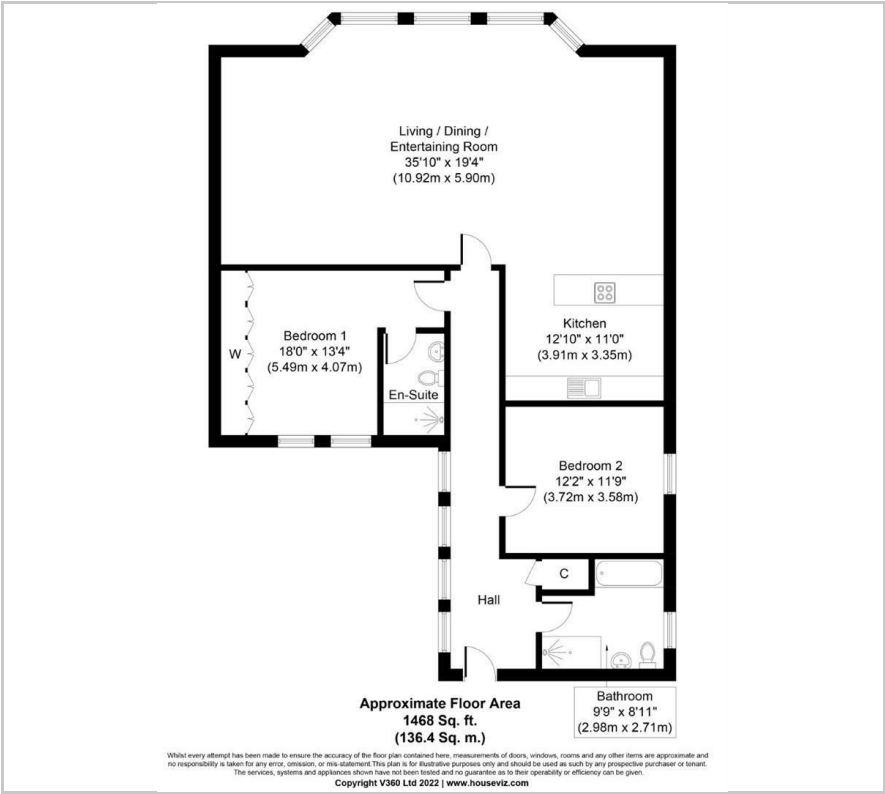


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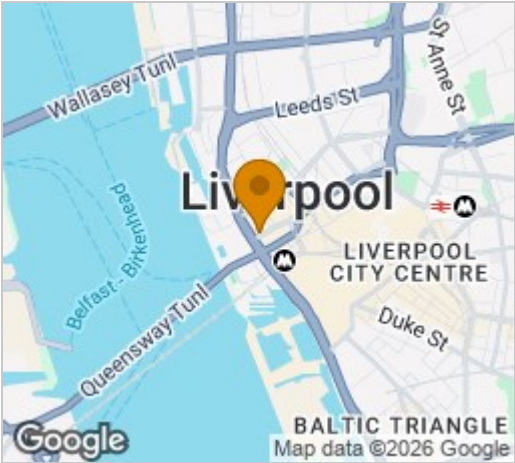


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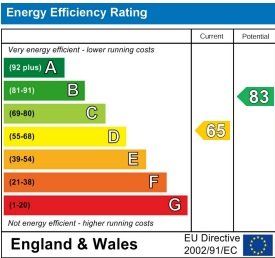
Floor Plan



Area Map



Energy Efficiency Graph



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