



411 The Gallery

Plaza Boulevard | Liverpool | L8 5RX

Asking Price £178,000



411 The Gallery

Plaza Boulevard |

Liverpool | L8 5RX

Asking Price £178,000

The Property

A particularly spacious three-double-bedroom apartment extending to approximately 894 sq ft / 83 sq m, with two bathrooms and a private balcony, occupying a fourth-floor position within The Gallery in Liverpool.

Offering considerably more space than many modern city apartments, the property provides well-proportioned and versatile accommodation that should appeal equally to residential purchasers and investors.

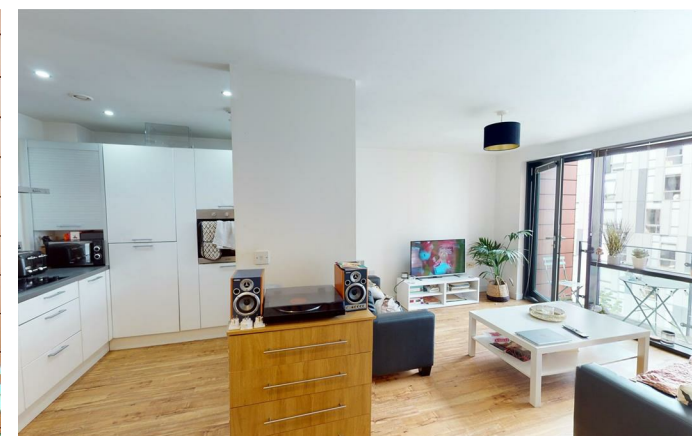
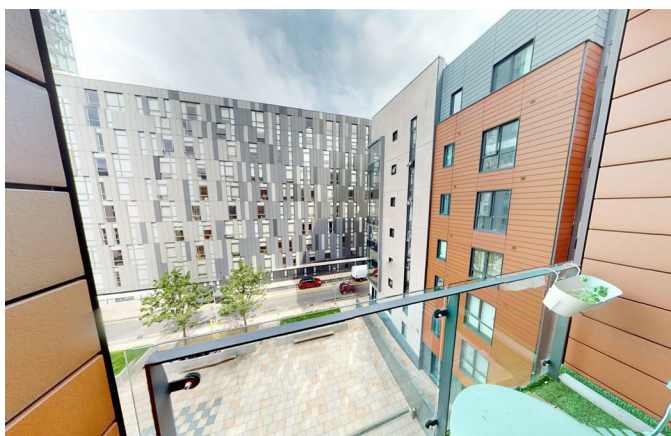
The apartment is entered via a welcoming hallway with useful storage, leading through to the generous open-plan living, dining and kitchen area. There is ample space to create clearly defined sitting and dining areas, while doors from the living space open onto the private balcony, providing valuable outside space.

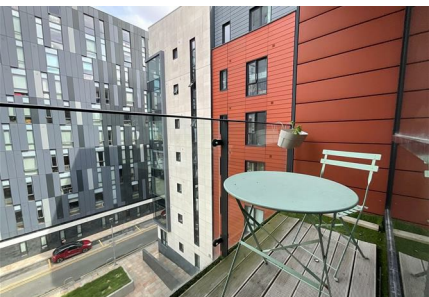
The fitted kitchen forms part of the main living accommodation and provides a range of fitted units, work surfaces and integrated appliances.

There are three well-proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, while a separate main bathroom serves the remaining bedrooms and living accommodation.

The combination of three genuine double bedrooms, two bathrooms and approximately 894 sq ft of internal space makes this a particularly flexible city apartment, whether as a home or an investment.

- THREE DOUBLE BEDROOM APARTMENT
- APPROX. 894 SQ FT / 83 SQ M
- FOURTH FLOOR POSITION
- PRIVATE BALCONY
- PRINCIPAL BEDROOM WITH EN SUITE
- TWO BATHROOMS
- GENEROUS OPEN-PLAN LIVING, DINING & KITCHEN
- CURRENTLY MARKETING TO LET AT £1,200 PCM
- CLADDING REMEDIATION PROJECT APPROVED & FULLY FUNDED
- CLOSE TO THE BALTIC TRIANGLE & LIVERPOOL CITY CENTRE





The Development & Location

The Gallery is a modern residential development conveniently positioned for Liverpool city centre, the waterfront and the Baltic Triangle.

The location provides easy access to the city's extensive range of shops, restaurants, cafés, bars and cultural attractions, together with transport connections across Liverpool and beyond.

The nearby Baltic Triangle has established itself as one of Liverpool's best-known creative and leisure districts, home to an eclectic mix of independent businesses, restaurants, bars and entertainment venues. Liverpool's waterfront, Liverpool ONE and the wider city centre are also readily accessible.

Investment Opportunity

The apartment is currently being marketed to let at £1,200 pcm, equivalent to £14,400 per annum.

Based upon the sales asking price of £178,000, the advertised rental figure represents a potential gross rental yield of approximately 8.1%, subject to the asking rent being achieved and before service charges, ground rent and other ownership costs.

With three double bedrooms, generous internal accommodation and a location close to Liverpool city centre, the apartment offers an interesting proposition for investment purchasers alongside its appeal as a residential home.

Cladding Remediation Update

There has recently been a significant positive development regarding the external wall remediation programme at The Gallery.

The building's cladding remediation project has now been formally approved and is fully funded by the Government, with no cost being apportioned to leaseholders.

The appointed main contractor commenced initial site set-up and preliminary surveys in September 2026. A detailed programme of works is awaited, which is expected to provide further information regarding the proposed phasing of the project, together with anticipated commencement and provisional completion dates.

An EWS1 Form is not currently in place. Purchasers requiring mortgage finance should therefore establish their individual lender's requirements and obtain appropriate professional advice before proceeding.

Own a property at The Gallery?

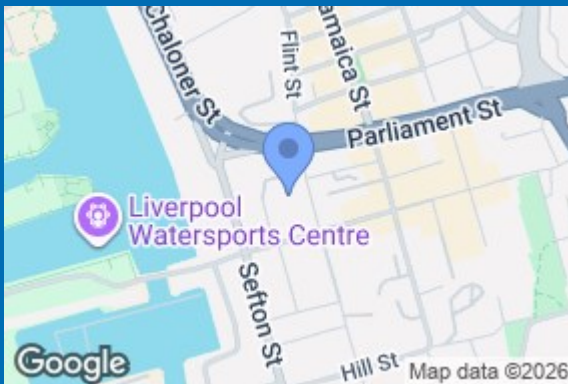
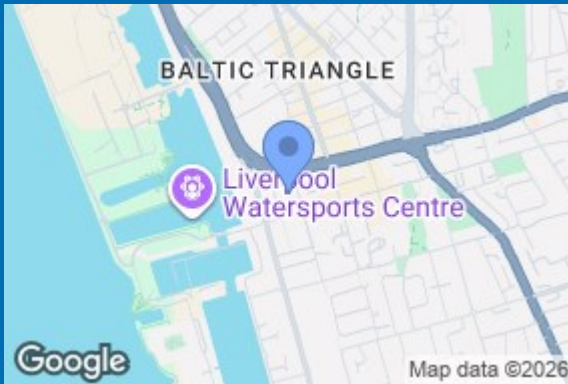
The GEA has experience selling, letting and managing properties across Liverpool. If you're considering selling, we'd be delighted to provide a confidential market appraisal and show you how we would position your property for today's market.

Request a complimentary valuation with The GEA.

Important Information

These particulars are intended as a general guide and do not constitute any part of an offer or contract. All information, including measurements, areas, distances and other details, is provided in good faith and should be independently verified where important. The GEA has not tested any services, equipment or appliances unless specifically stated. Buyers should satisfy themselves as to the condition of the property and obtain appropriate professional and legal advice before proceeding.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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