



**MISTORIA**  
ESTATE AGENTS



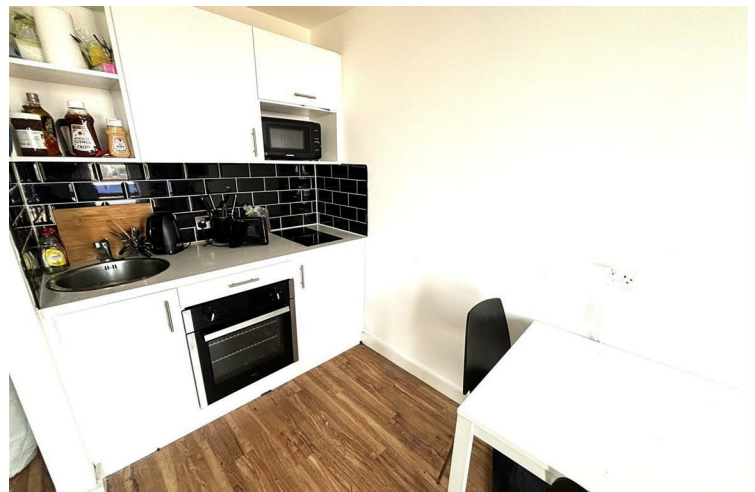
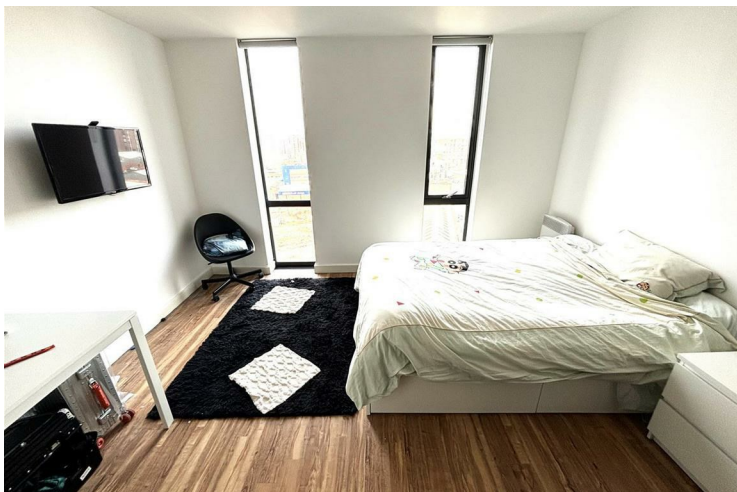
## 209 Parliament Street Liverpool

**£60,000**  
**Leasehold**

Nestled in the vibrant heart of Liverpool, this charming one-bedroom studio apartment on Plaza Boulevard presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-appointed reception room that offers a welcoming space for relaxation and entertainment. The bedroom is designed to provide a comfortable retreat, while the bathroom is conveniently located to serve the needs of modern living.

One of the standout features of this apartment is its prime location. Just a short stroll away, you will find the iconic Albert Dock, a UNESCO World Heritage site, renowned for its rich maritime history and lively atmosphere. The picturesque Liverpool waterfront is also within easy reach, perfect for leisurely walks or enjoying the stunning views. Additionally, the bustling Liverpool town centre is nearby, offering a plethora of shops, restaurants, and cultural attractions.

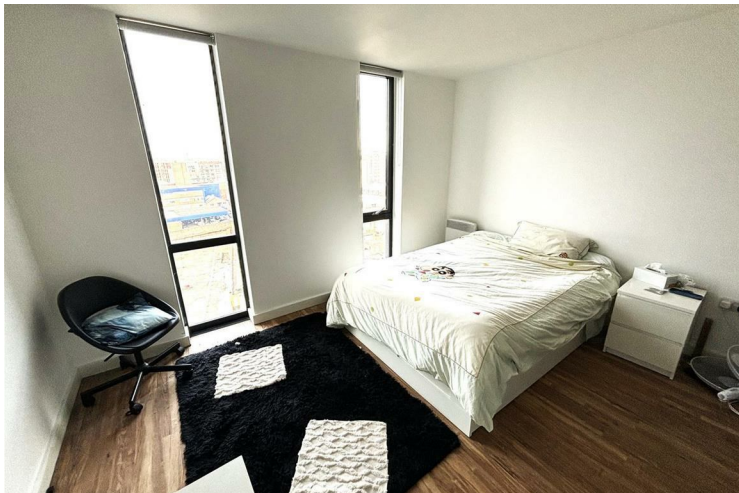
This property is offered with no chain, making it an ideal choice for those looking to move in swiftly or for investors seeking a promising rental opportunity in a sought-after area. With its blend of comfort,



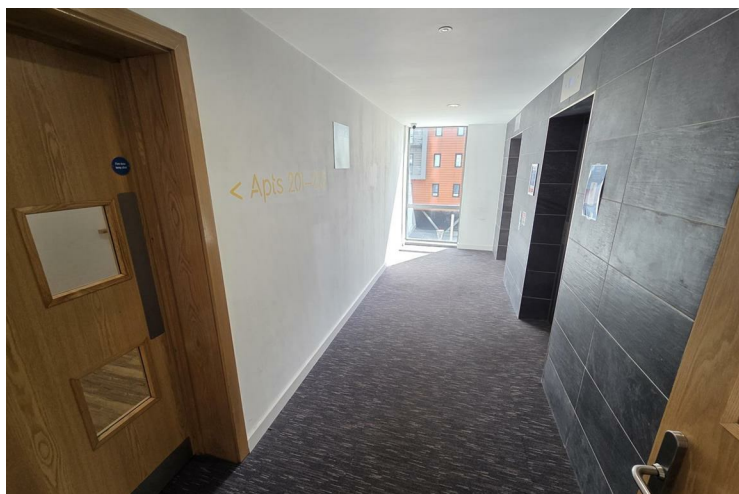
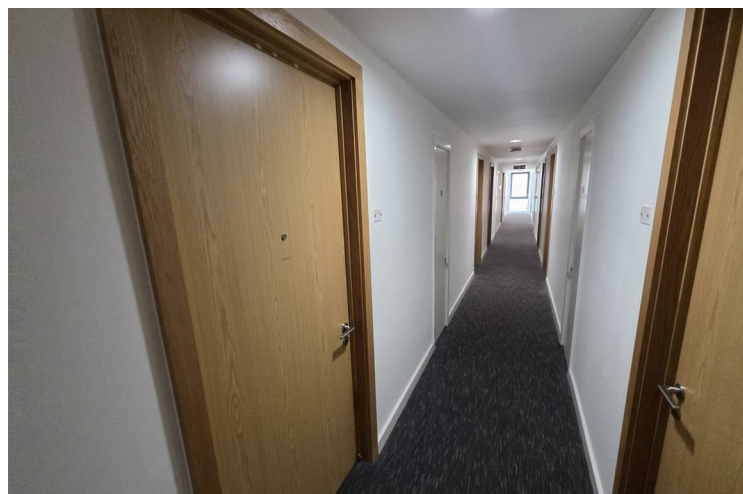
• WELL LOCATED STUDIO APARTMENT WITH VIEWS OVER THE ESTUARY. • OPEN PLAN BEDROOM KITCHEN AREA. • INTEGRATED APPLIANCES. • SEPARATE BATHROOM WITH SHOWER. • INTERCOM ENTRY, LIFT TO ALL FLOORS.

**Disclaimer:**

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice



- CURRENTLY USED AS AN INVESTMENT PROPERTY. NO CHAIN!!
- NEAR LOCAL AMENITIES, TRANSPORT LINKS & CITY CENTRE.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 79                      |
| (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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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