



1 WILLIAM JESSOP WAY

LIVERPOOL, L3 1DZ

£120,000
LEASEHOLD

XO REALTY are pleased to offer this VERY PRESENTABLE, 4TH FLOOR apartment ON THE RIVER FRONT on William Jessop Way. Viewings available across 7-days per week.

This good sized one bedroom apartment is sensibly laid out and has been maintained to a high standard. Upon entering we have a hallway leading off to all rooms with a generous bedroom, modern bathroom, large storage cupboard and welcoming open plan living and kitchen space with a large dual aspect view across the city. The building is very secure with a manned concierge 24/7, fob entry and intercom system, gated car park and on site CCTV. The location is desirable along the water front and very convenient for access to the city centre, docklands and north Liverpool and just a stones thrown from the new ferry terminal, cruise liner terminal and the brand new Everton Football Stadium. This is a LEASHOLD tenure. Council Tax is Band 'C' with Liverpool City Council and the EPC Rating is C(73).



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 illustrative 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 Metropix 02/25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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