

## 912 Plaza Boulevard Liverpool

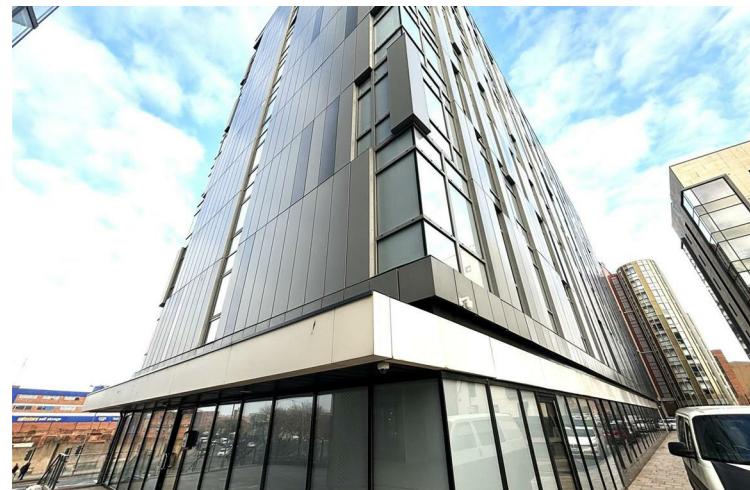
**£70,000**

**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,



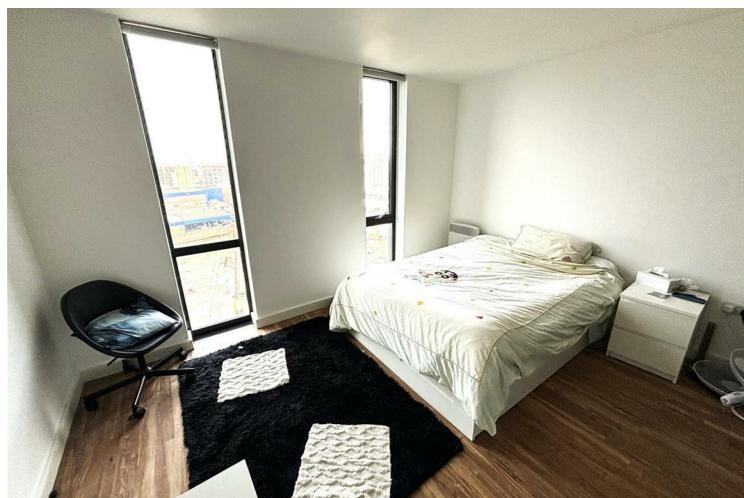
- WELL LOCATED STUDIO APARTMENT WITH VIEWS OVER THE ESTUARY.
- OPEN PLAN BEDROOM KITCHEN AREA.
- INTEGRATED APPLIANCES.
- SEPARATE BATHROOM WITH SHOWER.
- INTERCOM ENTRY, LIFT TO ALL FLOORS.

#### Disclaimer:

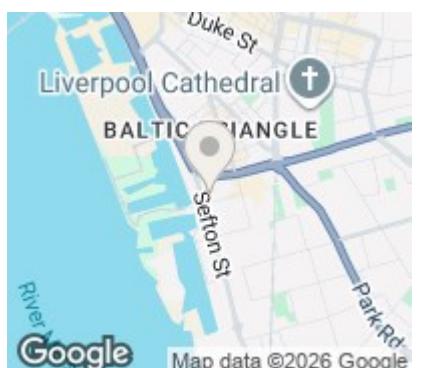
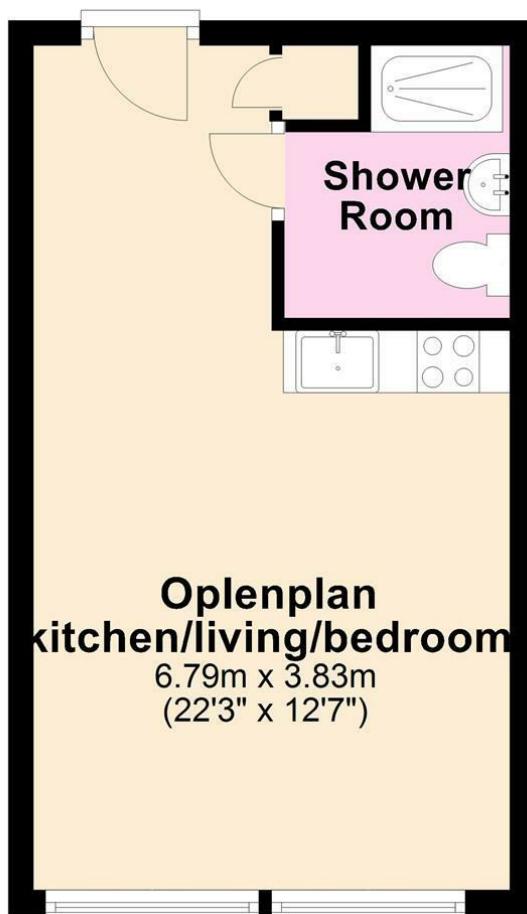
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- CURRENTLY USED AS AN INVESTMENT PROPERTY. NO CHAIN!!
- NEAR LOCAL AMENITIES, TRANSPORT LINKS & CITY CENTRE.
- LEASEHOLD 985YRS
- CALL MISTORIA ESTATE AGENTS TODAY FOR YOUR VIEWING!!



## Ground Floor



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