

# Reeds Rains CITY LIVING

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St. Annes Court St. Anne Street,  
Liverpool

£69,950

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St. Annes Court St. Anne Street, Liverpool

£69,950

Great investment opportunity! This two bedroom apartment has recently been decorated and is ready for your next tenant. The property would also be an ideal first purchase and a step on to the property ladder. Situated on the first floor in St Annes Court and is ideally located within walking distance to Liverpool City Centre that boasts a vast array of shops, bars and restaurants. Within public transport links and easy access to the major rail and road networks. EPC Grade = E

#### **LOUNGE**

5.05m (max) x 3.71m (max) (16'7" (max) x 12'2" (max))

Double glazed window to the rear. Wall mounted electric heater. TV point. Laminate wood effect flooring. open to :-

#### **KITCHEN**

2.90m x 1.60m (9'6" x 5'3")

Modern fitted kitchen with wall and base units. Work surfaces with inset electric hob, oven under and extractor hood over. Integrated fridge and freezer. Space for washing machine. Stainless steel sink and drainer with mixer tap. Eye level microwave. Extractor fan. Laminate wood effect flooring.

#### **SHOWER ROOM**

Suite to comprise shower cubicle with electric shower unit. Low level W.C., Wash hand basin, tiled walls and floor. Frosted double glazed window to front.

#### **BEDROOM ONE**

4.01m (max) x 3.38m (max) (13'2" (max) x 11'1" (max))

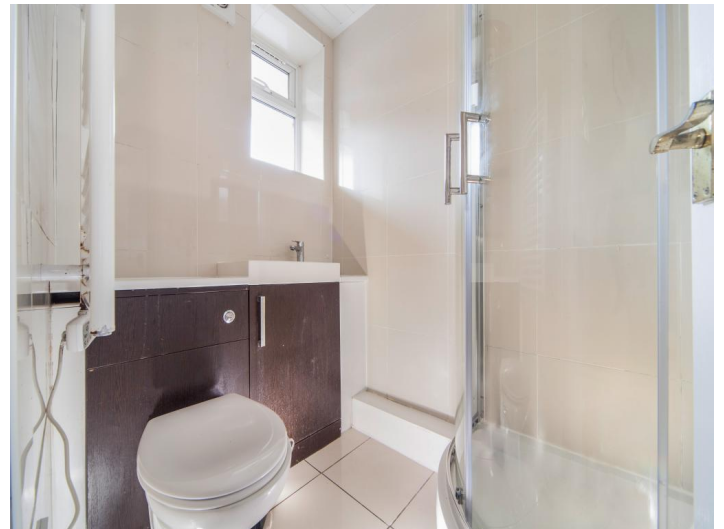
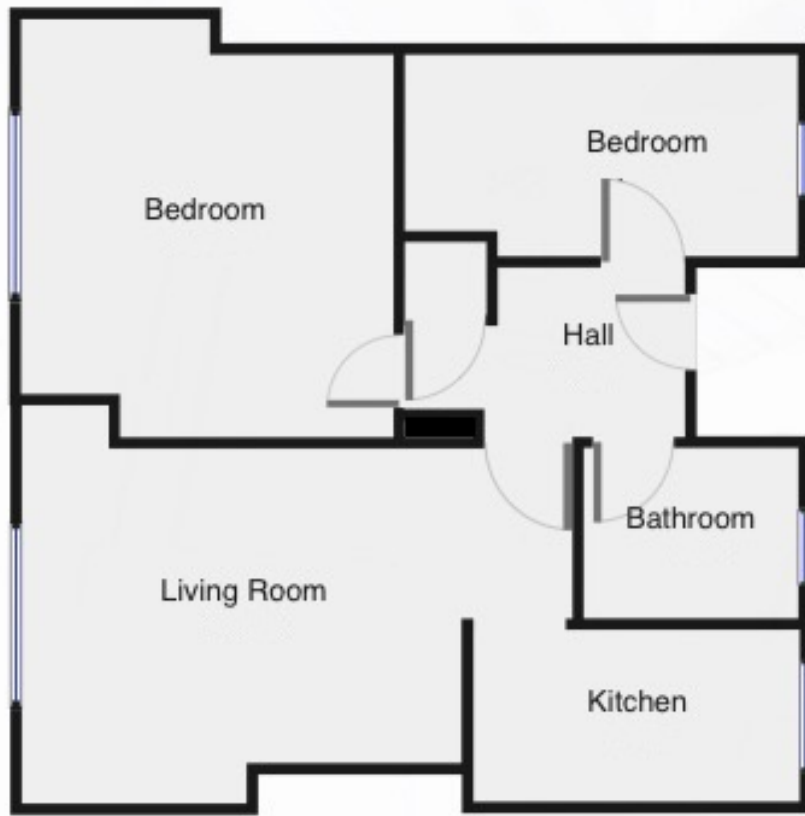
Double glazed window to the rear. Wall mounted electric heater.

#### **BEDROOM TWO**

3.56m x 2.31m (11'8" x 7'7")

Double glazed window to the front. Wall mounted electric heater.

#### **FLOORPLAN**



NOTES :

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The Energy Performance Certificate (EPC) for this property will appear here as soon as it becomes available.

The EPC contains information regarding the energy efficiency of the property.

IMPORTANT : This is a sample of an EPC report only, it does not relate to the property For Sale or To Let detailed in this brochure.



**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.