

## Apartment 25 29 Duke Street, Liverpool, L1 5AQ

### Offers Over £130,000

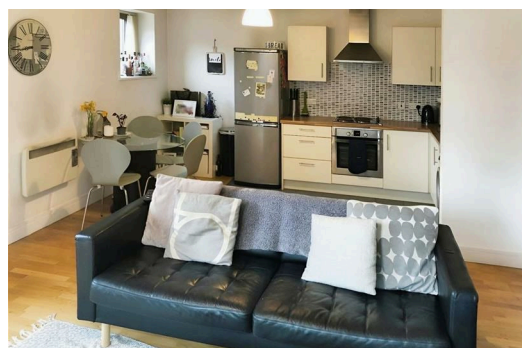
Are you looking for a city centre base or an ideal investment opportunity?

Berkeley Shaw Real Estate is delighted to offer for sale this well-presented two-bedroom apartment with parking. Situated on Duke Street, the apartment occupies a fantastic position giving easy access to Liverpool One. The surrounding area boasts a vibrant selection of restaurants, shops, cafes & bars giving any buyer the opportunity for an enviable social life. The area also benefits from a strong transport infrastructure.

Situated on the second floor, accessed via the communal hallway with both stair and lift access, the accommodation briefly comprises; inviting entrance hall with two storage cupboards, two double bedrooms, modern four-piece bathroom and spacious kitchen/living area. The space is flooded with natural light and boasts a range of integrated appliances and two balconies. Further benefits from double glazing, secure intercom entry system and no onward chain.

Get in touch straight away to view this fantastic apartment!

Tenure: Leasehold 110 years left on lease S/C: £2,906.54 per annum Ground rent: £295.12  
Council tax band: C



## Entrance hall

Wooden floor, intercom entry system, 2 x storage cupboards & electric heater.

## Bedroom 1

Double glazed window & electric heater.

## Bedroom 2

Double glazed window & electric heater.

## Bathroom

WC, basin, bath, corner shower, tiled floor, tiled walls, towel radiator & spotlights.

## Kitchen/living area

Wooden floor, 2 x electric heaters, range of wall & base units, stainless steel sink with drainer, electric hob, electric oven, tiled splash back, double glazed window & 2 x balconies with double glazed sliding doors.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the Property particulars, measurements of floors, walls, rooms etc. it may differ from actual measurements and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for illustrative purposes only and should not be used as the sole basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency for the year.

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			
		79	86
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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