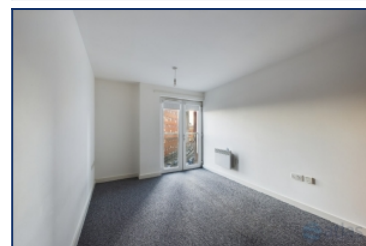
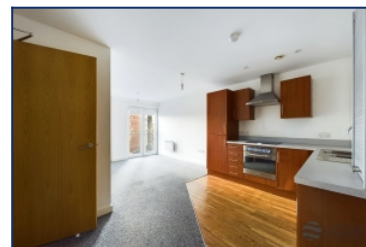


## Marlborough Street, City Centre, L3



## For Sale - £80,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain for a Hassle-free Purchase
- Ideal Investment Opportunity with Strong Rental Potential
- Stylish Kitchen with Washing Machine, Electric Hob, Oven, and Integrated Fridge Freezer
- Open-plan Living Area with Juliette Balcony for a Light and Spacious Feel
- Bright and Airy Master Bedroom Boasting Stunning City Skyline Views
- Modern, Fully Tiled Bathroom with Bath and Overhead Shower
- Secure Audio Intercom Entry System
- Prime City Centre Location with Shops, Dining, and Entertainment Nearby
- Excellent Transport Links - Just a 10-minute Walk to Liverpool Lime Street Station
- Set Within a Sleek, Contemporary Building

### Further Details

- Tenure: Leasehold
- Floor: 3 (with lift access)
- No. of Floors: 1
- Floor Space: 53 square metres / 574 square feet
- Local Authority: Liverpool City Council
- Service Charge: £3,691 per annum
- Ground Rent: £100 per annum
- Security: Intercom (Audio Only)
- Outside Space: Balcony
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge, Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2005 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2254 (approx)
- Lease Term Remaining: 229 year(s) (approx)
- Service Charge: £3,691 per annum
- Ground Rent: £100 per annum

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom apartment on Marlborough Street offers contemporary city living at its finest. Situated in a sleek, modern development, this home provides the perfect blend of style, convenience, and investment potential.

Arranged over one floor, the accommodation features a bright and airy open-plan reception room, complete with a Juliette balcony that fills the space with natural light. The stylish kitchen is well-equipped with an integrated fridge freezer, electric hob, oven, and washing machine, making it both functional and

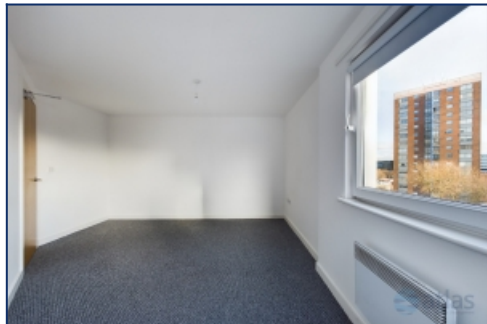
elegant.

The master bedroom boasts breathtaking views of the city skyline, while the second bedroom offers versatility—ideal as a guest room, home office, or additional rental space. A modern, fully tiled bathroom with a bath and overhead shower adds to the apartment's appeal.

With a secure audio intercom entry system and no onward chain, this property ensures a hassle-free purchase. Its prime city centre location means shops, dining, and entertainment are right on your doorstep, while excellent transport links, including Liverpool Lime Street Station just a 10-minute walk away, make commuting effortless.

An excellent opportunity for investors or first-time buyers alike—book your viewing today!

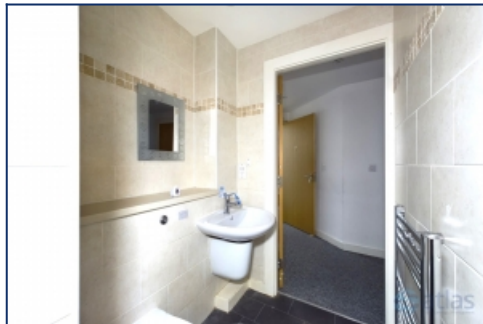
## Additional Images



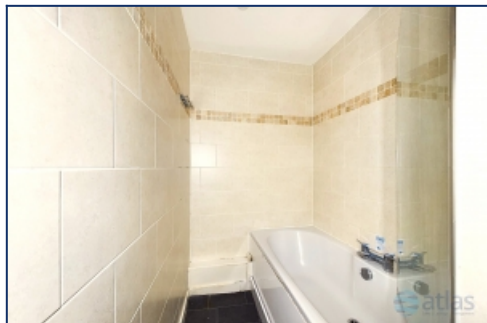
Bedroom 1



Bedroom 2



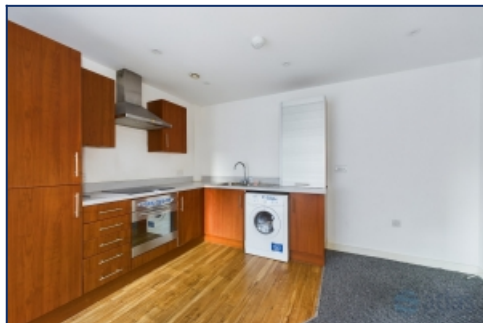
Bathroom



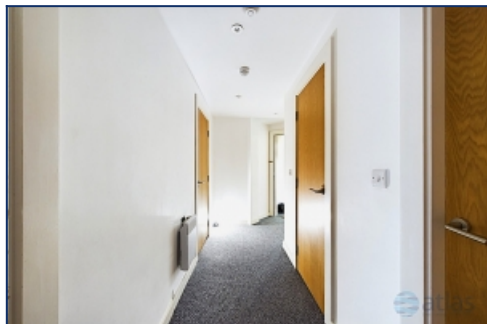
Bathroom



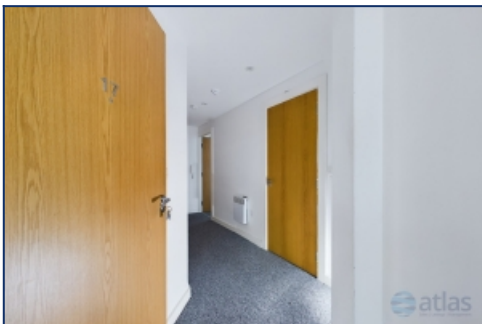
Bedroom 1



Kitchen



Hallway



Hallway

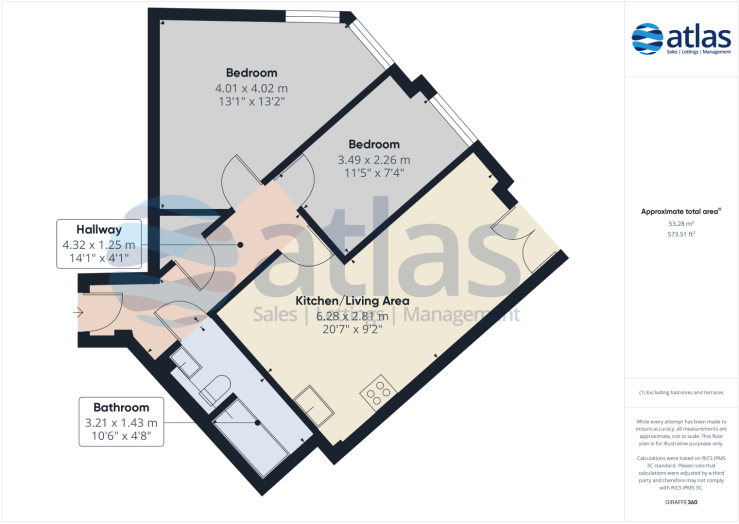


External



External

## Floor Plans



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Mossley Hill, Liverpool, L18 1LN

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.