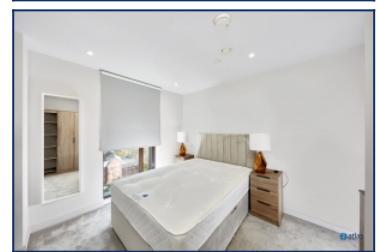


## Crump Street, City Centre, L1



**For Sale - £140,000 Offers in the Region of**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Stylish Open-Plan Kitchen and Living Area
- Generous Double Bedroom with Built-In Wardrobes
- Contemporary Tiled Bathroom with Bath and Overhead Shower
- Ample Storage Space for Washing Machine
- Exclusive Access to Spa, Gym, and Lounge
- Prime Location in Liverpool City Centre
- Close to Baltic Market and a Range of Local Amenities
- Well-Connected with Excellent Transport Links
- Just a 16-Minute Walk to Liverpool Central Station
- Double Glazing and Efficient Electric Heating

### Further Details

- Tenure: Leasehold
- Floor: 9 (with lift access)
- No. of Floors: 1
- Floor Space: 408 square feet / 38 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £2,049 per annum
- Ground Rent: £350 per annum
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/07/2022 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 11/07/2272 (approx)
- Lease Term Remaining: 246 year(s) (approx)
- Service Charge: £2,049 per annum
- Ground Rent: £350 per annum
- Leasehold Information: The Ground rent reviews on the 10th anniversary of the effect date of the lease, the provides full information on the calculation of the increase but it is Index linked

### Description

Luxury City Living in the Heart of Liverpool - No Onward Chain

Atlas Estate Agents are delighted to present this stylish one-bedroom apartment, situated on the ninth floor of an exclusive development in the heart of Liverpool city centre. Offering a perfect blend of modern living and convenience, this stunning home is ideal for professionals, first-time buyers, or investors

looking for a prime city address.

Step inside and be welcomed by an elegant open-plan kitchen and reception room, where contemporary design meets functionality. The sleek kitchen is fully fitted with high-quality appliances, making it a joy to cook and entertain. Floor-to-ceiling windows flood the space with natural light, while double glazing and efficient electric heating ensure comfort all year round.

The generous double bedroom boasts built-in wardrobes, providing ample storage without compromising on space. A beautifully finished tiled bathroom offers a luxurious retreat, complete with a bath and overhead shower. Thoughtfully designed, the apartment also includes a dedicated utility area for a washing machine, ensuring a clutter-free living environment.

Residents of this sought-after development enjoy exclusive access to premium amenities, including a private gym, spa, and residents' lounge—perfect for unwinding after a busy day. With a secure lift providing easy access to the ninth floor, this apartment offers both style and convenience.

Positioned in a prime location, you'll find yourself just moments from the vibrant Baltic Market, an array of trendy bars, restaurants, and cultural hotspots. Excellent transport links, including Liverpool Central Station just a 16-minute walk away, ensure effortless connectivity to the rest of the city and beyond.

With no onward chain, this exceptional apartment is ready to become your next home or investment opportunity. Don't miss out—enquire today to arrange a viewing.

## Additional Images



Communal Swimming Pool



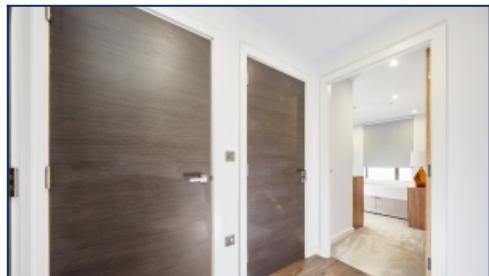
Communal Swimming Pool



Gym



Cinema



Hallway



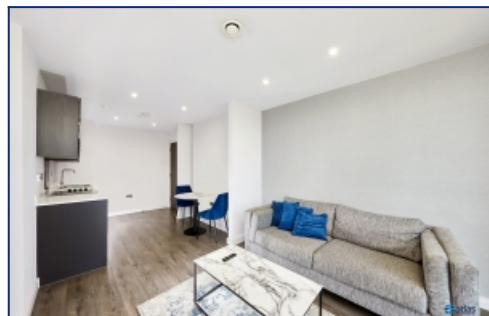
Kitchen/Living Area



Kitchen



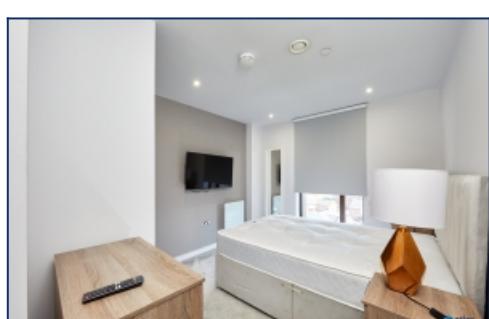
Kitchen/Living Area



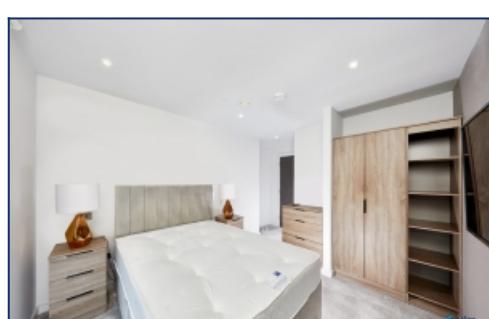
Kitchen / Living Area



Kitchen / Living Area



Bedroom



Bedroom



Bathroom



Communal Courtyard



Communal Lounge

## Floor Plans



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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.