

## Water Street, City Centre, L2



**For Sale - £120,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: B83
- Stunning Views Of The River Mersey
- Fully Furnished To An Excellent Standard
- Modern Fitted Kitchen And Bathroom
- Local Shops And Amenities
- Served By Excellent Transport Links
- Integrated Kitchen Appliances
- Bars, Restaurants And Coffee Shops Seconds Away
- 6th Floor Apartment With Lift
- Bright And Spacious Rooms
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- Floor: 6 (with lift access)
- No. of Floors: 1
- Floor Space: 47 square metres / 506 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £210 per calendar month
- Ground Rent: £366 per annum
- Security: Intercom (Audio Only)
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2265 (approx)
- Lease Term Remaining: 241 year(s) (approx)
- Service Charge: £210 per calendar month
- Ground Rent: £366 per annum
- Leasehold Information: The ground rent increases by a small amount every 5 years. The last increase was from £340 to £366 on 1/1/21.

### Description

A STUNNING EXECUTIVE ONE BEDROOM APARTMENT SITUATED IN THE HEART OF LIVERPOOL CITY CENTRE.

Situated in the vibrant city centre of Liverpool there is an abundance of shops and restaurants right on your doorstep. The property is served by excellent transport links including bus, train and even the famous ferry service across the Mersey. You are a stones throw away from some of Liverpools rich history including the Albert Dock which includes museums, restaurants and walkways all benefiting from stunning views.

The accommodation briefly comprises of; entrance hallway, open plan living area/kitchen, bedroom and bathroom.

The property also benefits from being fully furnished and has fantastic views of the River Mersey.

As an investment, the property is currently tenanted at Â£750 pcm. The property is fully managed by Atlas Estate Agents and is also available with vacant possession upon completion if required.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

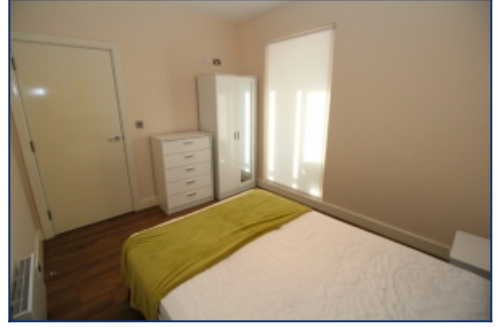
## Additional Images



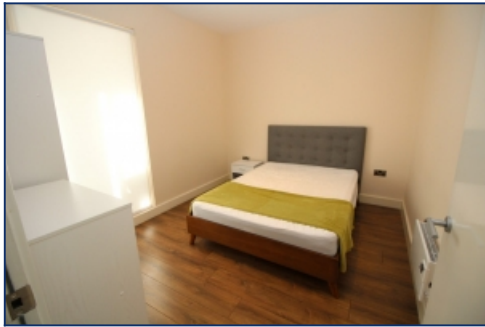
Dining Area



Kitchen



Bedroom



Bedroom



Bathroom

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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.