



2C Great Georges Road, Liverpool, Merseyside L22 1RD

Asking Price £120,000

If you are looking for a spacious apartment in the heart of L22, this may be the perfect property for you!

Berkeley Shaw are the appointed agents for this generous three-bedroom apartment located on the first floor of the development on Great Georges Road L22. Waterloo offers a fantastic range of amenities including superb transport links via both road and rail giving easy access to Liverpool and surrounding areas. South Road offers a range of shops, bars, restaurants and cafes. There is also a range of local schools covering all age ranges. This is the perfect buy for a range of buyers whether you are looking for a spacious apartment or an ideal buy to let opportunity.

Situated on the first floor, the accommodation briefly comprises; spacious entrance hall, generous living room which provides access to the kitchen. Completing the accommodation is three generously sized bedrooms and a three-piece bathroom. Externally, the apartment benefits from a communal yard and external storage space. Further benefits include no onward chain. The lease is currently being extended.

Get in touch straight away to arrange a viewing!



Entrance hall

Storage cupboards & secure intercom entry system.

Living room

Double glazed window & feature fireplace.

Kitchen

Range of wall & base units, stainless steel sink with drainer, tiled splash back & double glazed window.

Bedroom 1

Double glazed window

Bedroom 2

Double glazed window

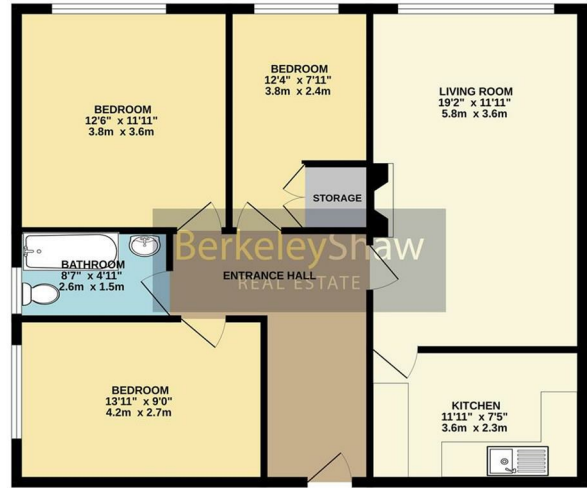
Bedroom 3

Double glazed window & storage cupboard

Bathroom

Double glazed window, WC, basin & bath.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other fixed and removable items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other details shown on the floorplan by visiting the property in person. The accuracy, correctness and completeness of the floorplan is not guaranteed. Made with Metaphor (2022)

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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

