



## Apartment 25 29 Duke Street, Liverpool, L1 5AQ Offers Over £140,000

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. 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 to the apartment include secure allocated parking, 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: £2302.10 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.

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 (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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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