

## Parliament Square, 35 Greenland Street, Liverpool, Merseyside L1 0AD

£200,000

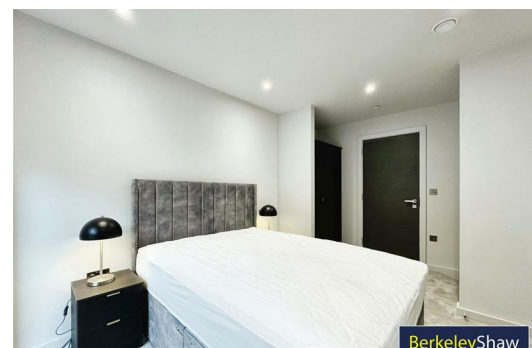
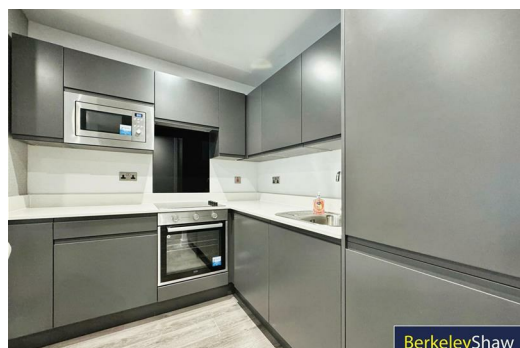
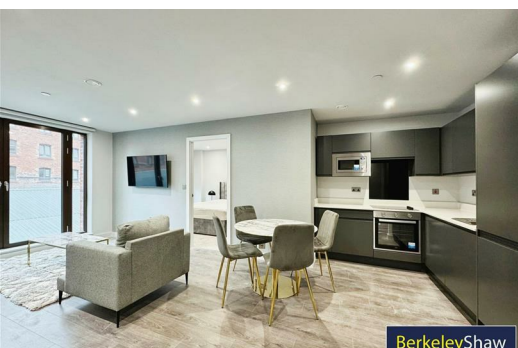
Welcome to this exquisite two-bedroom second floor apartment located on Greenland Street in the vibrant Parliament Square development. This newly finished property boasts a modern design and comes fully furnished, offering a fresh start for its new owners.

Situated in the heart of Liverpool's thriving Baltic Triangle, this apartment provides the perfect blend of urban living and cultural experiences on your doorstep with easy access to an amazing range of restaurants, coffee shops & bars.

This stunning apartment features an expansive open-plan kitchen and living area, complete with a Juliette balcony and a variety of integrated appliances—ideal for entertaining or unwinding after a long day. It includes two generous double bedrooms, both equipped with fitted wardrobes; one of the bedrooms boasts its own en-suite shower room, while there's also an additional bathroom for convenience. Spacious and well-appointed, this apartment is perfect for comfortable living. With no onward chain, this apartment offers the chance of a seamless purchase. Further benefits include 24 hour concierge, lift access & a roof top gym.

Don't miss the opportunity to own a piece of this dynamic city in a prime location. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this apartment offers the perfect canvas for you to create your dream living space.

Leasehold 248 years remaining Service charge £3,439 per annum Ground Rent £350



## Kitchen/living space

Range of wall & base units, electric cooker, electric oven, integrated dishwasher, integrated microwave, extractor hood, laminate floor, electric heater, double doors to Juliette balcony. Utility cupboard with plumbing for washing machine.

## Bedroom 1

Double glazed window, electric heater, TV & fitted wardrobe.

## En-suite shower room

Tiled floor, tiled walls, WC, basin & shower unit.

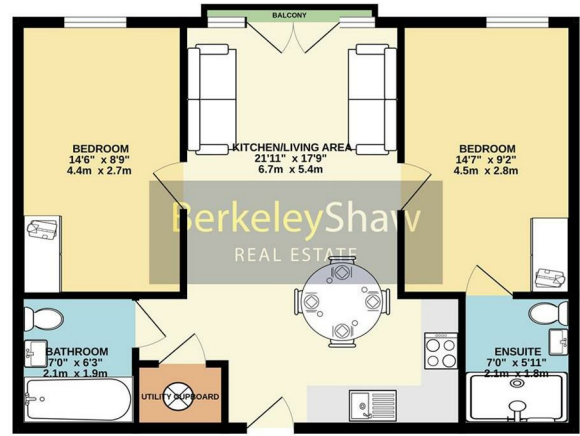
## Bedroom 2

Double glazed window, electric heater & fitted wardrobe.

## Bathroom

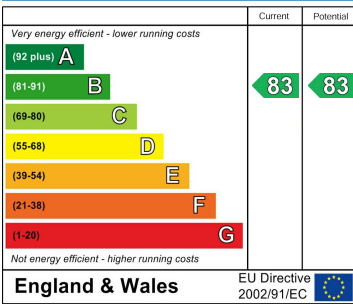
Tiled floor, tiled walls, WC, basin, towel radiator, bath with shower screen.

634 sq.ft. (58.9 sq.m.) approx.

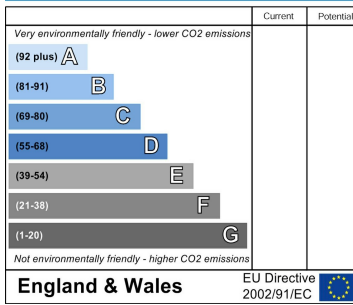


TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information contained here, the measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Hergate C2024

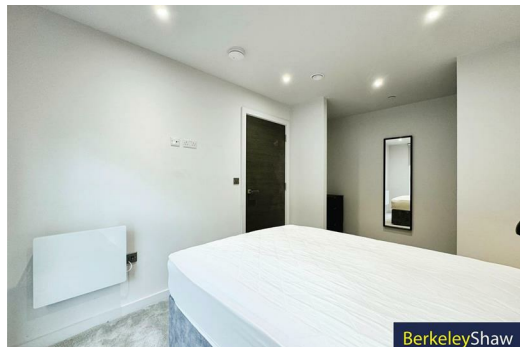
### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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