



**BerkeleyShaw**

## Westminster Chambers 1 Crosshall Street, Liverpool, Merseyside L1 6DQ

£110,000

This charming one-bedroom third-floor apartment, located in the highly sought-after Westminster Chambers on Crosshall Street, Liverpool, offers a fantastic opportunity for first-time buyers, investors, and professionals alike. Set out over two floors, the apartment combines modern living with plenty of character.

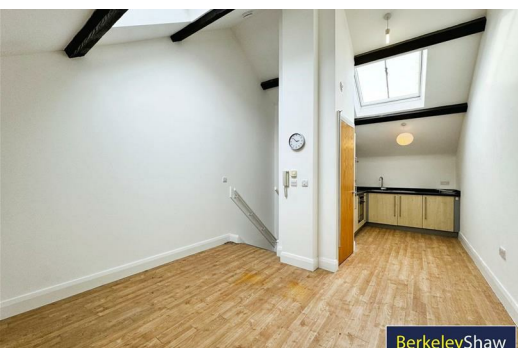
The lower floor features a spacious hallway, a well-appointed bathroom, and a generously sized double bedroom, complete with access to a decked balcony.

The upper floor offers a bright, open-plan kitchen/living area, perfect for entertaining or relaxing in comfort. Two Velux windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with modern appliances, and there is a utility cupboard housing the washing machine for added convenience.

With no onward chain, lift access, intercom and electric heating throughout, this apartment is ready for you to move straight in or let out. Its prime location makes it ideal for those looking for easy access to Liverpool's city centre, making it a great choice for professionals, first-time buyers, or investors looking for a strong rental opportunity.

Viewing is highly recommended to appreciate the full potential of this delightful apartment.

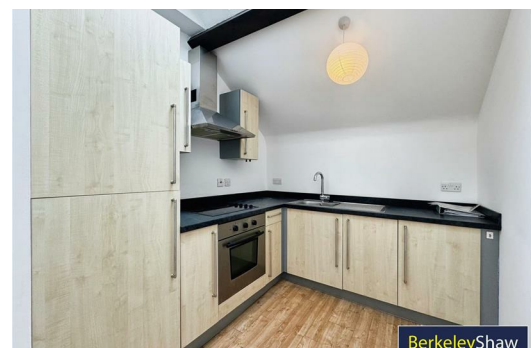
Leasehold: 230 years remaining S/C £2524.32 per year G/R £150 per years



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## Hallway

Laminate floor, electric heater & stairs to upper floor.

## Bedroom

Electric heater & doors to balcony

## Balcony

Decked balcony with glass front.

## Bathroom

WC, basin, towel rail, tiled floor, tiled walls & bath with shower attachment.

## Kitchen/living area

2 x velux windows, intercom, laminate floor, double glazed window, range of wall & base units, stainless steel sink, electric oven, electric hob & utility cupboard.

## Communal hallway

Stairs & lift access.

LOWER FLOOR

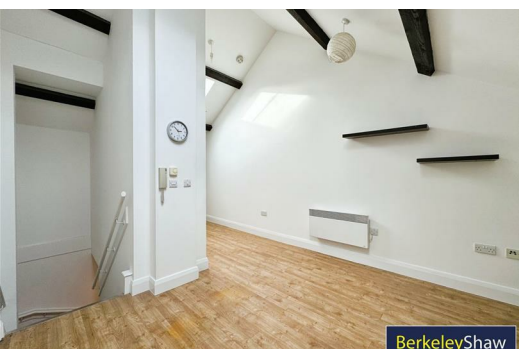
1ST FLOOR



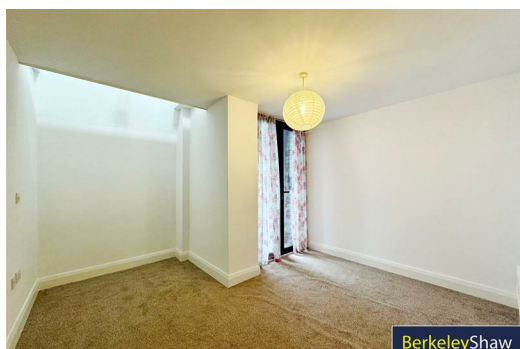
While every attempt has been made to ensure the accuracy of the footcandle contact here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, dimensions and specifications shown here are not intended to be guaranteed as to the quality of the work or the green. Made with Metaplan 12.02.19

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

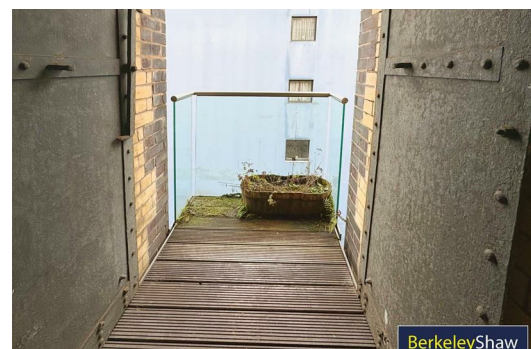
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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