



Kings Dock Mill, 49 Hurst Street, Liverpool, L1 8AL

£190,000

Berkeley Shaw Real Estate is delighted to bring to the sales market this fantastic two-bedroom apartment offering exceptional views across to Wapping Quay.

Kings Dock Mill occupies a fantastic position on the fringe of Liverpool City Centre. The Albert dock is situated just a short walk away and offers a vibrant array of restaurants, cafes & bars. Liverpool City Centre also boasts a range of shops, restaurants, cafes & bars. The area also boasts a superb transport infrastructure and easy access to Liverpool John Lennon International Airport.

The property is currently let for £995 pcm on an AST agreement.

With stairs and lift access via the communal hallway, the accommodation briefly comprises; hallway with utility cupboard, two double bedrooms, the master benefits from a modern en-suite shower room and a further family bathroom. The open plan kitchen dining/living space is the heart of the home with a range of integrated appliances and access to the balcony. The balcony offers amazing views out across to Wapping Quay and The River Mersey.

Viewing is essential to appreciate this fantastic apartment!



Hallway

Entrance door, laminate flooring large storage cupboard, radiator

Open Plan Lounge Kitchen

Various Double glazed windows, radiator and exterior door to balcony, laminate flooring, kitchen comprises of a range of fitted base and wall units integrated fridge freezer, dishwasher, washer dryer, cooker hob and extractor hood

Balcony

Accessed via the lounge, wooden decked area with views across to Wapping Quay.

Bedroom 1

Double glazed window, carpet, fitted wardrobes, radiator

Ensuite Shower Room

Fully tiled large walk in shower cubical with glass sliding door, sink and low level w.c. ladder towel rail

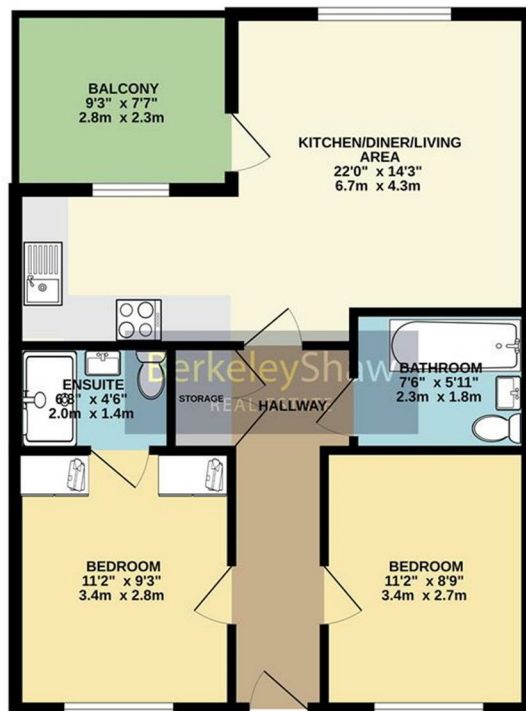
Bedroom 2

Double glazed window, carpet, fitted wardrobes, radiator

Bathroom

Fully Tiled, bathroom comprises of a 3 piece suite including Bath with shower over, sink and low level w.c.

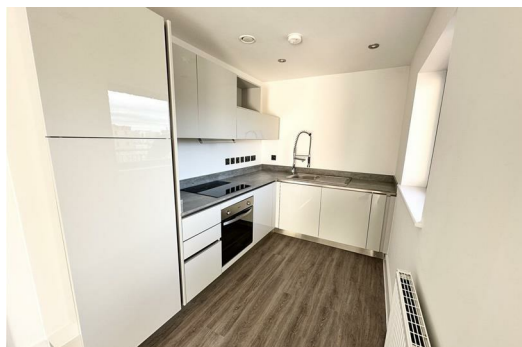
GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 ₂) 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		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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 Measure C0204



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