



**1 Henry Street, Liverpool, Merseyside L1 5BS**  
**Offers in the region of £124,950**

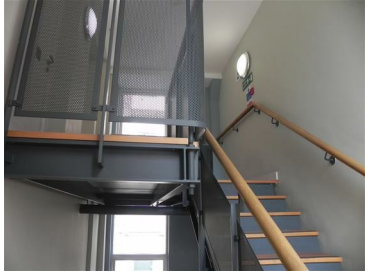
## Ropewalks Area

The penthouse, corner apartment is located in the area of the City known as, Ropewalks. Ropewalks is a part of Liverpool that combines old and new. Once crowded with warehouses and merchants' houses, this area was built for the city's seafaring trade; its long, straight streets were used to weave rope for sale to ships docked in port. The area has reinvented itself as the city's "independent quarter", and the mish-mash of historic streets and renovated warehouses, creative cafés and music venues makes it one of Liverpool's best districts to live and explore



## Communal Entrance

Intercom entry security system at ground floor level, stairs leading to upper floors



## Apartment Entrance

Situated on the second floor with Wood flooring, storage housing electric meters, ceiling light wells make for a light entrance way with rooms off



## Living/dining Room

19'1" x 13'8" (5.819 x 4.176)

A corner location which enables lots of natural light through 5 double glazed windows, wood flooring, two wall mounted heaters, suspended ceiling lights, intercom entry handset



## Kitchen

18'4" x 14'1" (5.59m x 4.29m)

set back off from the Living Dining room with wall, base and drawer units in beach wood effect and contrasting work surfaces. The are integrated appliances including a brand new Oven and Ceramic hob, extractor hood and washer/dryer, stainless steel 1 & 1/2 bowl sink drainer unit with mixer tap, along with a free standing fridge/freezer. Double glazed window.



## Bathroom

Three piece white suite comprising; panel bath with shower over, wash hand basin, wall mirror, part tiled walls and tiled floor, low level w.c.,.



## Double Bedroom

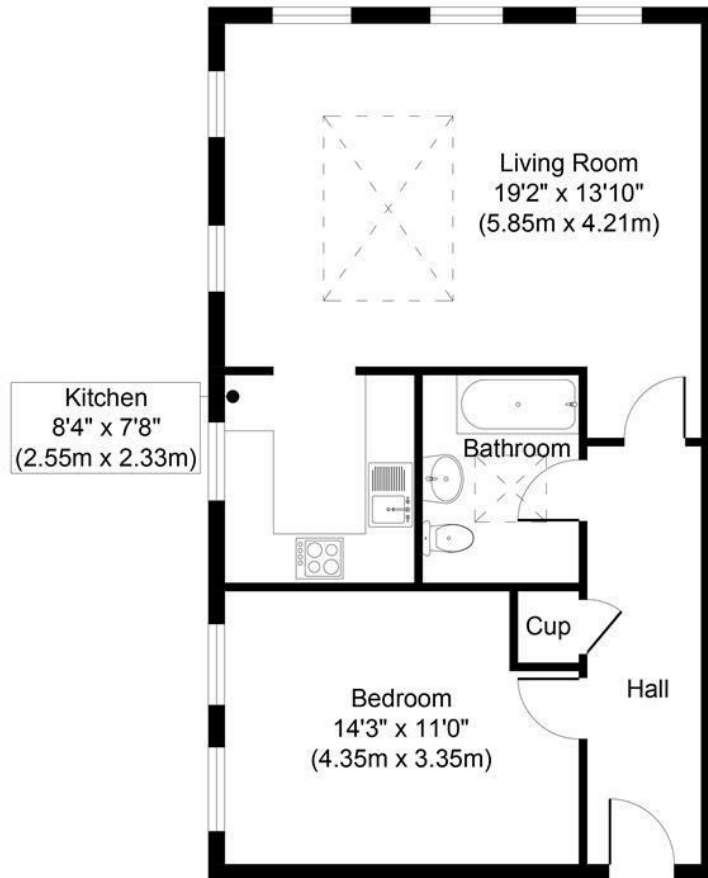
14'5" x 11'2" (4.39m x 3.40m)

Carpet flooring, two double glazed windows and wall mounted electric heater.



### Important Notes

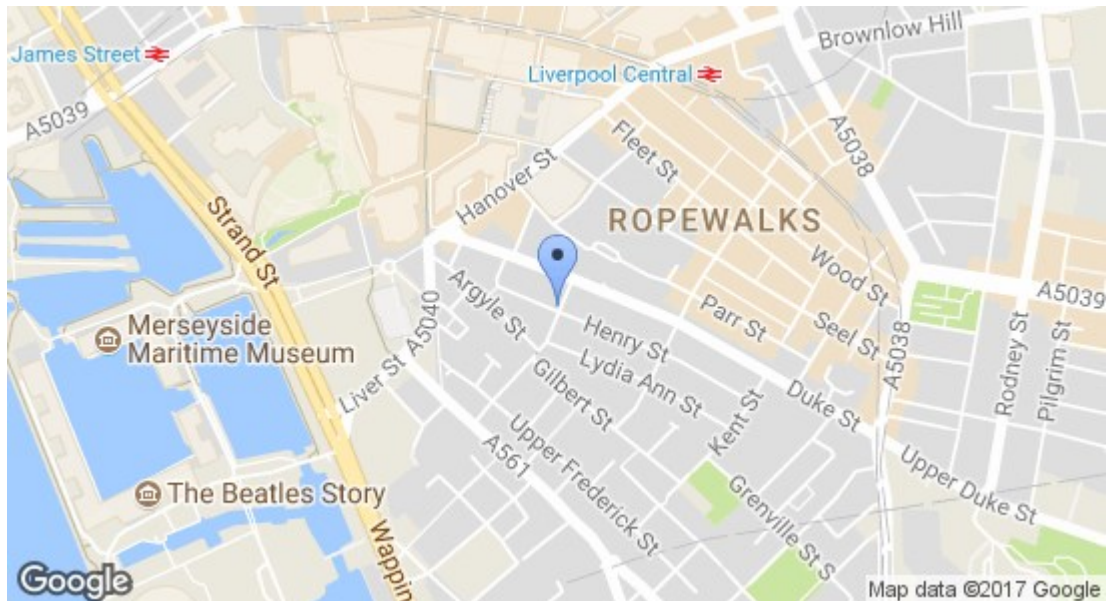
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**Approximate Floor Area**  
649 sq. ft  
(60.3 sq. m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		34	40
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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