



**Apartment 38 9 Cornwallis Street, Liverpool , L1 5EL**  
**Offers in excess of £200,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

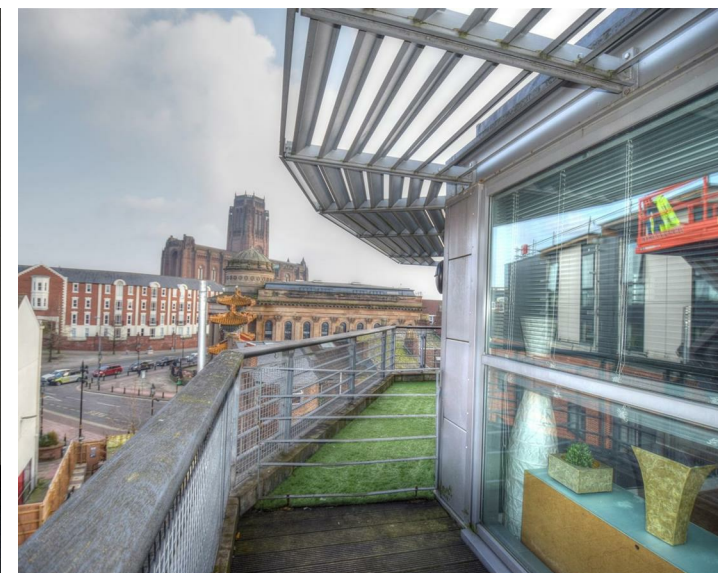
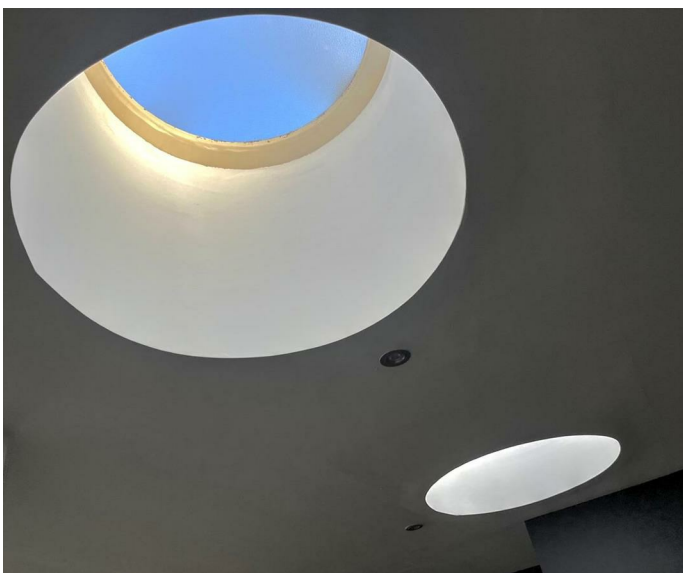
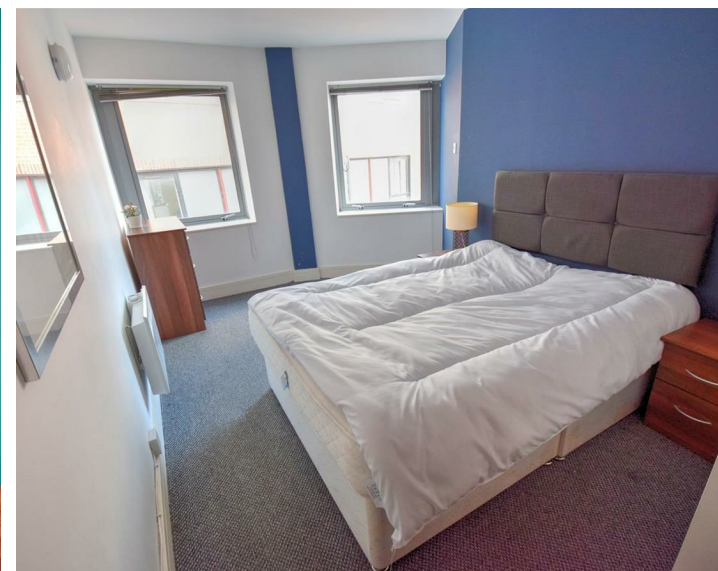
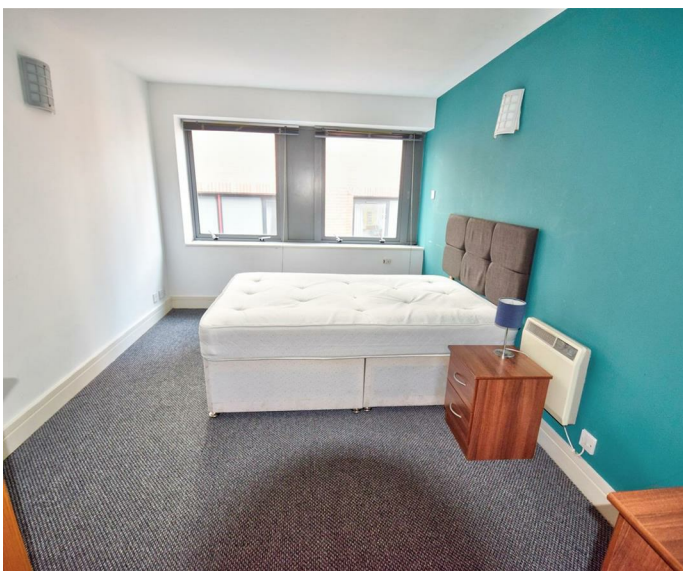


Welcome to the epitome of urban luxury living! Nestled in the heart of the city centre, this stunning duplex penthouse boasts a contemporary design with two spacious bedrooms and breathtaking views of the Cathedral.

The open-plan living space seamlessly integrates the living, dining, and kitchen areas, creating an inviting atmosphere perfect for both relaxation and entertaining, the living space benefits from floor to ceiling windows and a private balcony overlooking the Cathedral and Liverpool's Chinatown Arch. As you step down to the lower level you are greeted by two double bedrooms, en-suite shower room and additional bathroom.

The apartment also has a dedicated parking space providing the ultimate convenience for city living.

Lease details to be verified  
 150 year lease from 2003  
 Service charge costs £2458 Per annum  
 Ground rent costs £150 Per annum  
 EWS1 Certificate in place  
 Council tax Band E  
 Available to both owner occupiers and first time buyers



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	70	80

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			
England & Wales	EU Directive 2002/91/EC		

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