



18 Princes gardens Highfield Street, Liverpool , L3 6LQ
Offers in excess of £120,000

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Introducing a well presented top floor apartment nestled in a secure gated development, ideally situated in the heart of the city centre yet boasting a tranquil suburban ambience. This two bedroom residence offers a perfect blend of urban convenience and serene living and would make a wonderful home or great investment opportunity as previously rented out with minimal void periods.

As you step inside via the apartment hallway you are greeted by a light and airy lounge and kitchen area which seamlessly integrate, two double bedrooms and family bathroom. The apartment comes with the convenience of an allocated parking space, providing secure hassle free parking.

Lease details to be verified
 125 year lease from 1995 (95 years remaining)
 Service charge £2039 per annum
 Peppercorn ground rent

Communal Entrance

Mailboxes and stairs to upper floors.

Apartment hallway

Laminate flooring throughout, intercom handset, storage cupboard which houses water cylinder.

Lounge

Laminate flooring throughout, double glazed window, electric wall heater.

Kitchen

Fitted kitchen comprising of wall, drawer and base units, stainless steel sink, tap and drainer. Electric Oven, hob and extractor fan, free standing washing machine and fridge freezer. Double glazed window.

Bedroom one

Carpeted floor throughout, fitted wardrobes, electric wall heater and double glazed window.

Bedroom two

Carpeted floor, electric wall heater and double glazed window.

Bathroom

White fitted suite consisting of wash basin, WC and bath with electric shower over. Vinyl flooring,



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			
		68	78
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			
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