



409 Park Central 11 Jesse Hartley Way, Liverpool , L3 0AY
Offers in excess of £130,000

Welcome to urban living at its finest. This modern one bedroom apartment in the heart of the city centre offers contemporary comfort and convenience in a prime location.

Step into the stylish open plan living space, where sleek design meets functionality and natural light floods the room, the well equipped kitchen features modern appliances and ample storage and a spacious hallway which leads to the double bedroom and shower room.

With shops, restaurants, and cultural attractions just steps away, you'll experience the best of city living right at your doorstep.

Lease details to be confirmed;
 200 Year lease from 2020
 Service charge £1900 per annum
 Ground rent £250 per annum
 Council Tax band B

Communal entrance

Fob entry, welcomed by a stylish reception area/ mailroom . Lift and stairs access to all floors.

Apartment hallway

Laminate flooring throughout , intercom handset, door to utility cupboard and washing machine.

Living and kitchen area

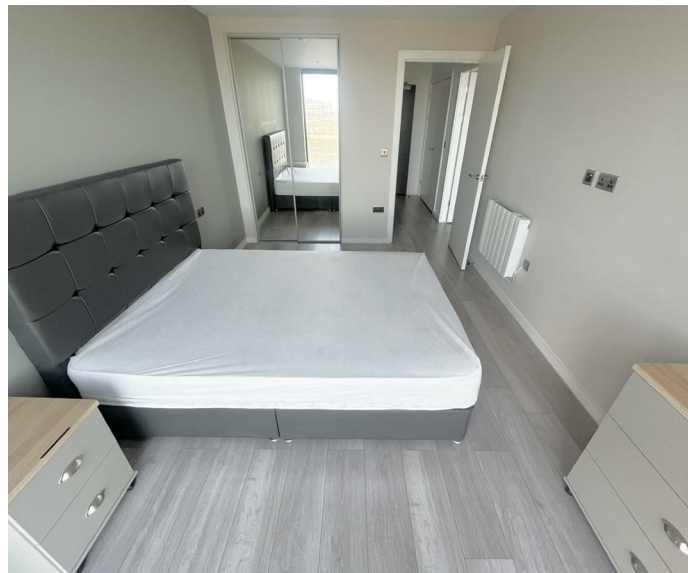
Modern fitted kitchen benefitting from integrated appliances. Laminate flooring throughout, double glazed window with partial River views. Electric heating.

Bedroom

Double bedroom, electric heating, laminate flooring throughout and double glazed window with partial River views .

Shower room

Modern fitted suite comprising of walk in shower enclosure, WC and wash hand basin and wall mirror. Tiled floor and partial tiled walls. Chrome towel heater.



| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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