

## Apartment 4 33 Cornhill, Liverpool, L1 8DP £85,000

A well presented one bedroom apartment offering a perfect blend of modern comfort and convenient location making an ideal choice for owner occupiers or Investors.

Located on Cornhill the property is ideally located within walking distance of The Baltic Market, Liverpool One shopping Centre and the Waterfront.

As you step inside you are greeted by a bright and open plan lounge/ dining and kitchen space, one double bedroom, shower room and a private spacious balcony which can be accessed from the lounge.

Lease details to be verified

125 year lease from 2004

service charge costs £854.92 per annum

Ground rent costs TBC

Council Tax band B

### **Lounge/ Kitchen Dining area**

Lounge - Carpeted floor throughout, double glazed sliding patio doors leading to decked balcony.

Kitchen area - Fitted kitchen, integrated dishwasher & washing machine, free standing fridge freezer, electric oven, hob, extractor hood, sink. double glazed window.

### **Bedroom**

Carpeted floor

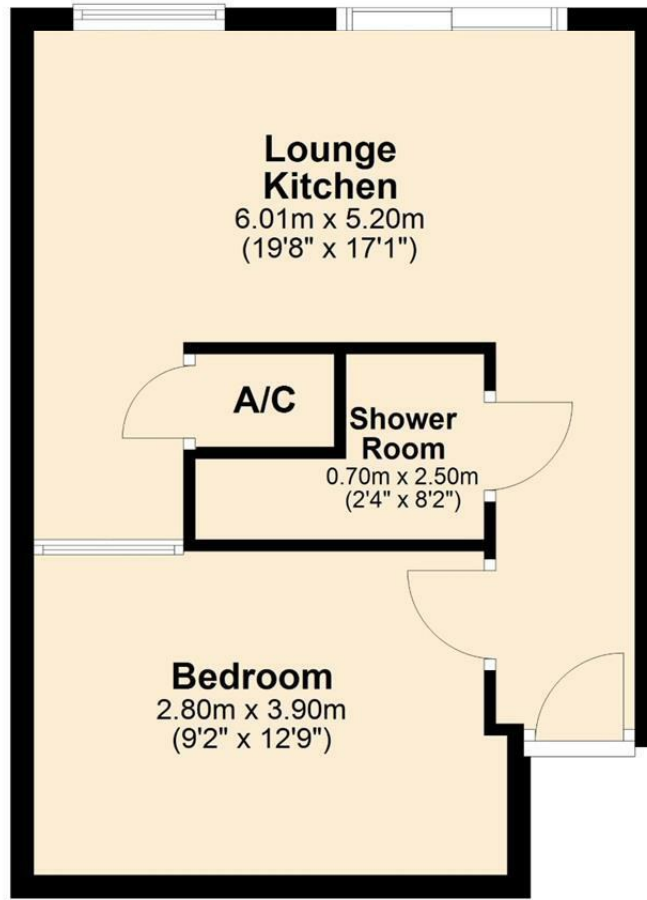
### **Shower room**

White suite, shower cubicle, waah hand basin, tiled floor and partial tiled walls.

### **Balcony**

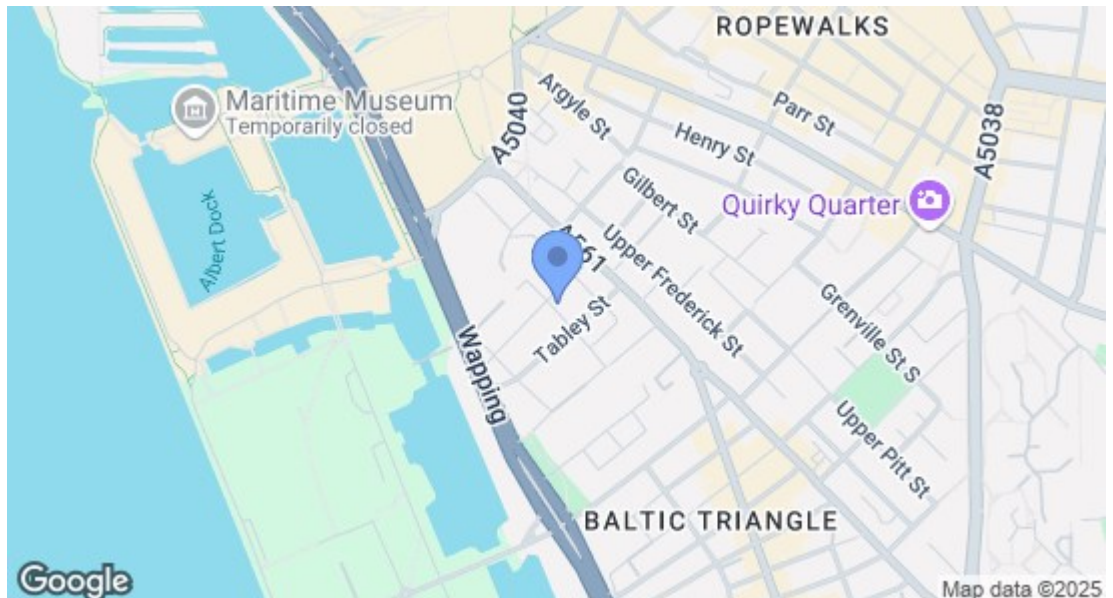
Spacious decked balcony

# Ground Floor



Sizes are approximate  
Plan produced using PlanUp.

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>		
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
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>		
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(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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