



2 bed apartment to buy in L8

Plaza Boulevard & Parking Space 146,
Liverpool, Liverpool, Merseyside, L8 5SW

£90,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Two Bedrooms
- ✓ Apartment
- ✓ No EWS1
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

An excellent opportunity for buy to let investors or those seeking contemporary waterfront living. This two bedroom apartment is ideal for professionals, couples, or those seeking low maintenance living in one of Liverpool's most desirable and well connected areas.

This bright two bed, two bath apartment offers waterfront views of Liverpool's Queens Dock. Located within the sought after X1 development, the property blends peaceful dockside surroundings with easy access to the city centre.

The apartment is positioned on the 4th floor, giving it uninterrupted views, while allowing natural light to flood the spacious open plan living and kitchen area. The kitchen is fitted with sleek units and all electric integrated appliances, offering a functional and contemporary space for everyday use. Wooden floors run throughout the main living spaces, adding warmth and continuity to the modern design.

The property includes two generously sized double bedrooms, both with waterfront views. The master bedroom benefits from a private ensuite, both the en-suite and main bathroom feature modern grey tiling, giving a neutral and clean feel. The main bathroom includes a combined bath and shower, accessible from the apartments hallway for residents and guests.

This X1 development offers lift and stair access, well maintained communal areas, and an allocated parking space. The location is incredible for both transport and socialising, situated between Brunswick Train Station and Liverpool Central, allowing effortless travel across the city. The apartment is also perfectly placed within walking distance of the popular Baltic Triangle, surrounded by cafes, restaurants, and social venues that contribute to the area's diverse and creative atmosphere.

With its modern interior, Queens Dock views, excellent transport links, and proximity to one of Liverpool's most exciting neighbourhoods, this property presents an outstanding opportunity for both homeowners and investors.

The property does not have an EWS1, buyers should take note of any additional information provided in the pack.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 989

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £3,803.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Allocated

Year built: 2015

Construction materials: Brick and block, Timber frame

Roofing type: Concrete roof tiles

Known property issues: Unsafe cladding

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Plaza Boulevard & Parking Space 146, Liverpool, Liverpool, Merseyside, L8 5SW

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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