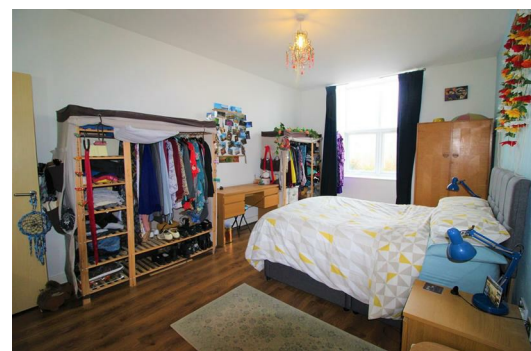




54 Tobacco Wharf Commercial Road, Liverpool, Merseyside L5 9XB

Offers In Excess Of £90,000

*** NEW PRICE *** ATTENTION INVESTORS *** BERKELEY SHAW are delighted to offer for sale this TWO BEDROOM apartment which boasts spacious and well proportioned accommodation with entrance hall, open plan kitchen/ living space with window over looking the canal, two bedrooms both with canal views and the master having an ensuite shower room, as well as a family bathroom. This apartment has been upgraded by the current owners and has new flooring and integral white goods. There is one allocated parking space. NO CHAIN.



Entrance Hallway

With laminate flooring and doors off to all rooms. Electric panel heater. Storage cupboard housing hot water tank.

Open Plan Lounge/ Kitchen

27'6" x 15'7" (8.39 x 4.76)

A stunning open plan room with recently updated laminate flooring and window that over looks the canal. The kitchen is fitted with a modern range of cream and wood effect gloss base and wall unit with complimenting wood effect work surfaces over incorporating stainless steel sink unit. Built in washing machine, dishwasher, fridge and freezer, oven, hob and feature extractor hood. Two electric wall heaters.

Bedroom One

19'10" x 11'5" (6.06 x 3.49)

A lovely sized room with double glazed window overlooking the canal. Laminate flooring. Electric wall heater. Door to ensuite shower room.

Ensuite Shower Room

7'9" x 7'3" (2.37 x 2.21)

Fitted with a modern suite comprising shower cubicle, hand wash basin and WC. Tiled walls and flooring. Heated towel rail.

Bedroom Two

15'9" x 8'10" (4.81 x 2.71)

With double glazed window overlooking the canal. Fitted carpet. Electric wall heater.

Family Bathroom

7'8" x 6'2" (2.36 x 1.89)

Fitted with a modern suite comprising panel bath with shower over, hand wash basin and WC. Tiled walls and flooring. Heated towel rail.

Agents Note

The ground rent and service charge will be paid by the current owner up until the 1st May 2020. The service charge is £121.50 per month and the ground rent is £12.50 every six months.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | 55 |
| (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 CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 59 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

