



## Apartment 4,96 Huskisson Street, Liverpool, Merseyside L8 7LS

### Offers In The Region Of £130,000

Berkeley Shaw are delighted to welcome to the market this one bedroom top floor apartment located in the desirable leafy Georgian Quarter area of Liverpool. Within walking distance to Liverpool City Centre and its convenient transport links, this apartment sits in a great spot with bars, restaurants, shops, local amenities and Falkner Square all within easy reach.

Benefiting from a spacious and bright open plan living/kitchen and dining area, fantastic size bedroom and bathroom. The property also has secure intercom entry and on road permit parking.

This apartment is surely not to be missed so we advise early inspections.



Hallway

Carpeted floor, white painted walls, boiler storage cupboard, access to all rooms.

Bedroom

15'1" x 11'6" (4.62 x 3.52)

Carpeted flooring, rear aspect sash window, white painted walls, storage heater, fixed ceiling light.

Bathroom

7'3" x 5'7" (2.21 x 1.71)

Neutral wall and floor tiles, three piece bathroom suite with electric shower over bath.

Kitchen

A mixture of fitted wall and base units, integrated under counter fridge, freezer, washing machine, dishwasher, oven, hob, fixed ceiling light, sky light to ceiling and open plan to living area.

Living & Dining area

19'8" x 12'1" (6.00 x 3.69)

Sash window, featured eaves, wood flooring, white painted walls, light and spacious living area.



Total floor area 51.2 sq.m. (552 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		
	72	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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