



## The Atrium, 141-143 London Road, Liverpool, Merseyside L3 8JA Offers In Excess Of £75,000

Berkeley Shaw welcome to the market this spacious one bedroom apartment located within The Atrium, Liverpool City Centre.

Situated in a prime position close to The Royal Liverpool Hospital, Dental Hospital, School of Tropical Medicine, Liverpool and John Moore's University Campus and Lime Street Station.

The accommodation comprises of communal entrance with both stairs a lift rising to the first floor, entrance hallway, open plan kitchen/living area, bedroom, bathroom, with the kitchen boasting a balcony where views can be enjoyed.

This apartment is tenanted and to be sold with tenant in situ making this the perfect buy to let investment and currently receiving £575 PCM.



## Hallway

Intercom phone, electric heater, good sized storage cupboard.

## Open Plan Living/Kitchen Area

21'0" x 11'5" (6.41 x 3.49)

Window to the side elevation along with a sliding door leading out to the balcony. double doors to the front elevation with a juliet balcony. recess spot lighting, electric heater. Comprising a range of wall, drawer and base units with work top surfaces, integrated cooker with four ring electric hob and extractor hood above, space for washing machine and fridge.

## Bedroom

9'11" x 9'10" (3.03 x 3.02)

Window to the front elevation, electric heater, recess spot lights, television point.

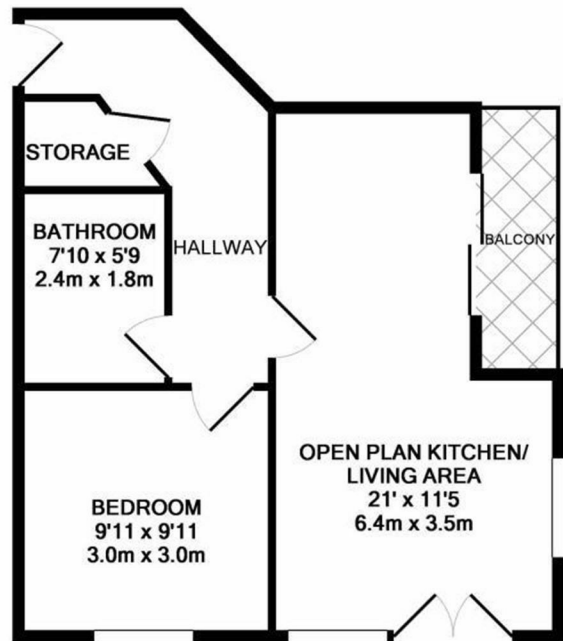
## Bathroom

7'10" x 5'9" (2.39 x 1.76)

Comprising a three piece bathroom suite benefiting from low level WC, vanity wash hand basin with mixer tap and storage below, bath with shower above and shower screen, tiled flooring.

## Balcony

Sliding door from the kitchen, overlooking london road.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	
		81	83

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			
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England & Wales		EU Directive 2002/91/EC	
		76	77

