



Eden Square, 12 Cheapside, Liverpool, Merseyside L2 2DQ

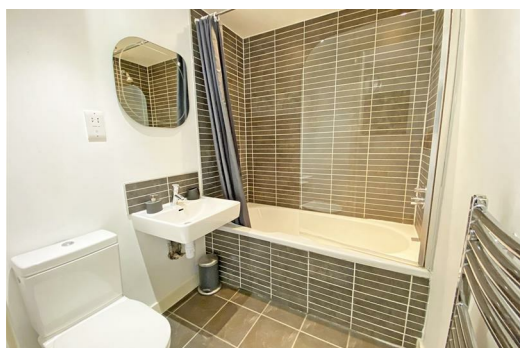
Offers Over £115,000

Berkeley Shaw are proud to present this modern ONE bedroom apartment with ownership of a secure underground parking space which is situated just a stones throw away from Liverpool's business district. This second floor property would be suitable for both investors (potential rent of £750 per month) and owner occupiers alike and is convenient for shopping, night life, transport links and the Universities.

There is a communal entrance hallway with a lift and stairs to all floors. The apartment is designed with contemporary open plan lounge / kitchen, double bedroom and bathroom.

Service charge is £1,614 per annum for the apartment and the service charge for the parking space is £472 per annum.

Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.



Entrance Hall

3'11" x 11'9" (1.2 x 3.6)

Intercom, heater, wooden floor.

Utility Cupboard

Space for washing machine

Lounge / Kitchen

23'7" x 9'6" (7.2 x 2.9)

Range of wall and base units, stainless steel sink with mixer tap, electric hob, oven, extractor fan, integrated fridge freezer, integrated dishwasher. tiled floor and part tiled walls. Wooden floor to lounge, double glazed floor length windows and 2 heaters.

Bedroom One

12'5". x 8'6" (3.8. x 2.6)

Double glazed floor length windows, laminate floor.

Bathroom

5'6" x 6'6" (1.7 x 2)

Low level WC, sink with mixer tap, bath with shower overhead, towel ladder radiator, part tiled walls, tiled floor.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	77	86			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

