



Park Central Jesse Hartley Way, Liverpool, Merseyside L3 0AY

Offers In Excess Of £200,000

Berkeley Shaw are pleased to bring to market this **STYLISH, MODERN** and **WELL PROPORTIONED** two bedroom apartment. The apartment is situated **ON THE FIRST FLOOR** in a new development and boasts **STUNNING VIEWS** towards the mouth of the River Mersey.

Located within L3 of Liverpool City Centre and Liverpool's business, this apartment's location is fantastic due to its close proximity to public transport links such as Moorfields Train Station and The Strand with its transport links. All amenities within walking distance such as shops, bars and restaurants. The Pier Head and Royal Liver Building are also close by.

The property briefly comprises of an open plan lounge, modern high gloss fitted kitchen, two double bedrooms with master having en-suite shower room

Please contact Berkeley Shaw on 0151 924 6000 to arrange your viewing.



Lounge

16'8" x 9'2" (5.1 x 2.8)

Open plan with Kitchen, double glazed window, wooden floor, radiator.

Kitchen

7'10" x 6'6" (2.4 x 2)

Range of wall and base units, integrated appliances, electric oven and hob, wooden floor, radiator and spotlights.

Bedroom 1

17'0" x 9'2" (5.2 x 2.8)

Double room, double glazed window, radiator, mirrored fitted wardrobes.

En Suite

6'10" x 8'6" (2.1 x 2.6)

Tiled floor, heated towell rail, w/c and washing hand basin

Bedroom 2

9'6" x 11'9" (2.9 x 3.6)

Double room, fitted wardrobes, double glazed window, radiator.

Bathroom

6'6" x 6'6" (2 x 2)

Bath with shower over, w/c and washing hand basin. Tiled floor and walls

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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