



The Albany Old Hall Street, Liverpool, Merseyside L3 9EL

Offers In Excess Of £175,000

Berkeley Shaw is advertising this stunning two-bedroomed duplex top floor apartment with a balcony in The Albany Building, ideally located in the centre of Liverpool's business district and only a short walk from Liverpool One and Liverpool's iconic waterfront. The property offers fantastic open-plan living space, two bedrooms, en-suite shower room and a family bathroom. This Grade 2 listed building has an abundance of charm and character along with an in-house 24-hour concierge.



Hall

15'3" x 7'5" (4.66 x 2.28)

Intercom, part glazed door

Understairs Cupboard

6'1" x 2'3" (1.86 x 0.71)

Open Plan Kitchen Living Room

22'0" x 15'5" (6.71 x 4.71)

Kitchen, laminate worktops, Stainless steel sink with flexible tap, metal effect cabinets, 2 electric heaters, electric hob stainless steel extractor, integrated dishwasher, AEG electric oven, integrated washer drier.

Engineered floor and tiles, Glass sliding doors leading onto a large decked balcony with stainless steel and glass railings

Storage Cupboard

3'0" x 2'5" (0.92 x 0.76)

Water Heater Cupboard

2'6" x 2'7" (0.78 x 0.81)

Master Bedroom

13'9" x 7'11" (4.21 x 2.43)

Double-glazed wooden window with ensuite, electric radiator

En-suite Shower Room

7'10" x 4'2" (2.39 x 1.28)

Walk-in shower, half pedestal basin with mixer tap, concealed toilet

Bedroom 2

12'2" x 6'2" (3.71 x 1.89)

Electric radiator

Bathroom

5'10" x 7'5" (1.78 x 2.27)

Ceiling to floor tiled, Concealed toilet, towel radiator, sink with mixer tap

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		
		70
	40	
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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