



## Beetham Plaza, 25 The Strand, Liverpool, Merseyside L2 0XJ

### Asking Price £240,000

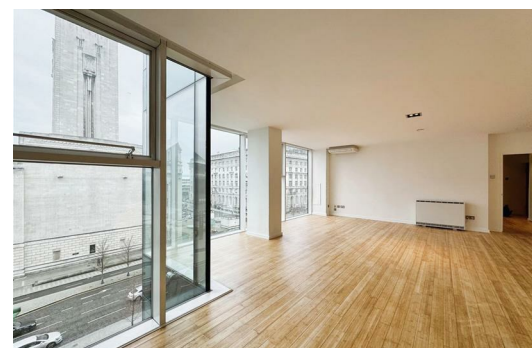
Check out the spectacular views across to Liverpool's Three Graces from this fantastic two bedroom apartment!

Berkeley Shaw Real Estate is the appointed agent for this spacious two-bedroom fourth floor apartment situated in Beetham Plaza. The development occupies a prominent position along The Strand, giving access to the stunning variety of amenities Liverpool City Centre has to offer. The apartment is ideal for a variety of purchasers whether you are a first time buyer, young professional or a downsizer looking to enjoy City Centre living.

This exclusive development offers a wide variety of benefits for purchasers, with concierge service, lift access, 24 hour gym and secure allocated parking. The apartment is around 1119 square feet in size and briefly comprises; entrance hall with built in storage, impressive open plan living/dining area with floor to ceiling windows offering fantastic views across The Strand. The kitchen is finished with granite worktops and boasts a range of integrated appliances. Completing the accommodation is two double bedrooms with spectacular views, the master benefits from en-suite shower room and a further three-piece family bathroom. Further benefits to the apartment include no onward chain and double glazing.

Viewing is essential to appreciate the quality of this fantastic apartment!

Tenure: leasehold



## Entrance hall

Bamboo flooring, electric heater, spotlights & built in storage.

## Open plan living/dining room

Bamboo flooring, floor to ceiling double glazed windows, electric heater, air conditioning unit, spotlights and open aspect to kitchen area.

## Kitchen

Range of wall & base units, granite work tops, electric hob, electric oven, extractor hood, stainless steel inset sink with mixer taps, integrated washing machine, integrated fridge, integrated freezer and integrated dishwasher.

## Bedroom 1

Double glazed windows, electric heater & spotlights.

## En-suite

Low level WC, wash basin, tiled shower cubicle, chrome towel warmer, mirrored wall & spotlights.

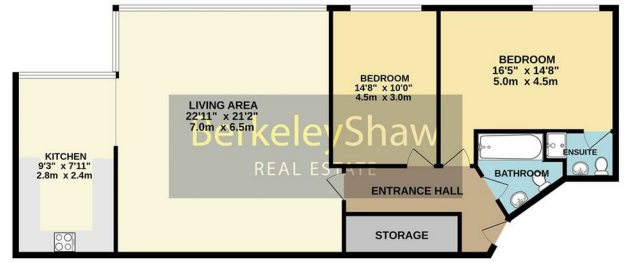
## Bedroom 2

Double glazed window, built in shelving & electric heater.

## Family bathroom

Mirrored wall, low level WC, basin, tiled floor, bath with shower attachment, chrome towel warmer & spotlights.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The reader is advised to verify all dimensions and details with the agent. Made with Metaphor CC024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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