

## Flat 43, 9 Oldham Street, Liverpool, L1 2SU

**£180,000**

Berkeley Shaw Real Estate is delighted to welcome you to Oldham Street, Liverpool - a spacious three-bedroom duplex apartment located in the heart of the city centre.

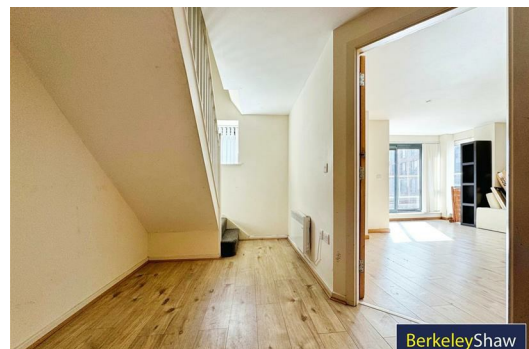
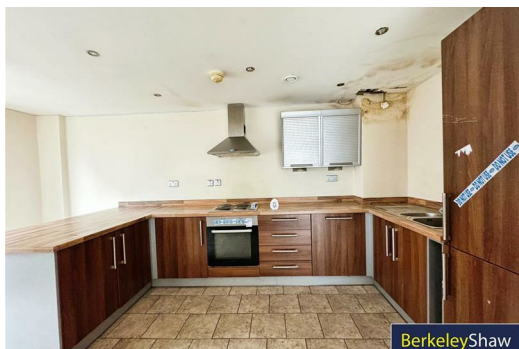
This apartment is ideal for a variety of buyers whether you are a first time buyer looking to take advantage of all that city centre living has to offer with the amazing amenities located on your doorstep. The apartment is also an ideal investment opportunity given the strong rental demand in the area.

This spacious flat boasts an inviting entrance hall with storage cupboard and WC. From here, you access the open plan kitchen diner with access to the balcony. The upper floor boasts three bedrooms, the master with en-suite shower room & dressing area and a further three-piece bathroom.

One of the highlights of this property is the balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the bustling city views.

What's more, this property comes with no onward chain, ensuring a smooth and hassle-free buying process. Whether you're looking for a stylish urban retreat or a lucrative investment opportunity, this flat ticks all the boxes. Don't miss out on the chance to own a piece of city living at its finest - book a viewing today and envision the endless possibilities that await you at Oldham Street!

Tenure: leasehold 107 years remaining S/C £5,157.44 pa G/R £150 pa Council tax band: D





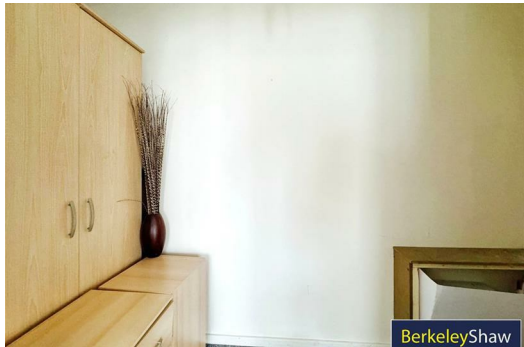
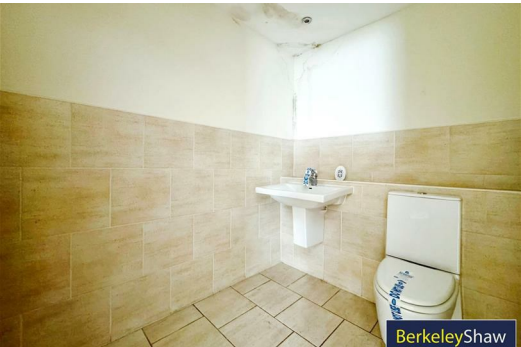
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <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		
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TOTAL FLOOR AREA: 1406 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts 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 a guide for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given as to their quantity or efficiency can be given. Made with MetreX 12/24



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