



BerkeleyShaw

Apartment 3, 30 Haigh Street, Liverpool, L3 8NP

£130,000

Superbly positioned on the edge of Liverpool City Centre, this fantastic two-bedroom apartment on Haigh Street offers the perfect blend of city convenience and scenic tranquility. Boasting a stunning leafy outlook over to Everton Brow, this bright and airy apartment is ideal for professionals, first-time buyers, or investors seeking a prime location.

Stepping inside, you'll immediately appreciate the high ceilings and abundance of natural light that enhance the sense of space given the corner position of the apartment. The inviting entrance hall leads to two well-proportioned double bedrooms, providing comfortable and stylish living and a modern three-piece bathroom. The heart of the home is the fantastic open-plan kitchen and living area, a beautifully bright and airy space—perfect for entertaining, relaxing, or working from home.

Further benefits include secure off-street parking, ensuring both convenience and peace of mind and secure intercom entry system. With Liverpool's vibrant city centre, restaurants, shops, and excellent transport links just moments away, this is a rare opportunity to enjoy the best of both worlds—city living with a picturesque outlook.

Don't miss out – early viewing is highly recommended!

Lease: 177 years remaining

Service charge £140 but increasing to £160 to cover redecoration works



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Communal hallway

Secure access & stairs to first floor.

Entrance hall

Laminate floor and electric heater.

Kitchen diner/living area

Laminate floor, 2 x electric heaters, 3 x sash windows with secondary glazing, double glazed window to side elevation, range of wall & base units, stainless steel sink with drainer, Neff oven, Neff induction hob, tiled splash back & extractor hood.

Bedroom 1

Large sash windows with secondary glazing & electric heater.

Bedroom 2

Sash window with secondary glazing & electric heater.

Bathroom

WC, basin, bath with glass shower screen & shower, part tiled walls, electric heater & extractor fan.

Externally

Gated parking, bin store & pedestrian access.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.
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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 (CO₂) 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		
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