



## The Summit, 12 Parliament Street, Liverpool, L8 5QX

### Offers Over £180,000

READY LET INVESTMENT OPPORTUNITY-CURRENTLY LET FOR £1200 PCM

Welcome to this stunning two-bedroom apartment located on the sixth floor at The Summit, Parliament Street in the vibrant city of Liverpool. Situated in the ever popular Baltic Triangle, this spacious apartment is ideal for investors with a sitting tenant currently paying £1200 per calendar month.

Upon entering, you are greeted by a spacious open plan kitchen diner/living space, perfect for entertaining guests or simply unwinding after a long day. The apartment is beautifully presented throughout, offering a modern and stylish living environment. The property boasts two bedrooms, both with dressing areas, providing ample storage space. The master bedroom also features an en-suite bathroom for added convenience and privacy as well as a further modern bathroom.

The apartment further benefits from secure intercom entry system, 24 hour concierge and an on site gym.

Situated in a prime location, currently for sale with a tenant in situ making it an ideal investment opportunity.

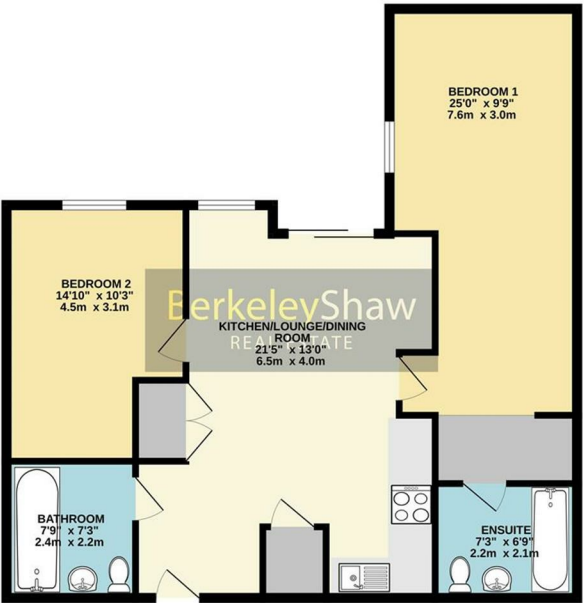
Don't miss out on the chance to own this exquisite apartment in the heart of Liverpool. Contact us today to arrange a viewing and take the first step towards your new dream home.



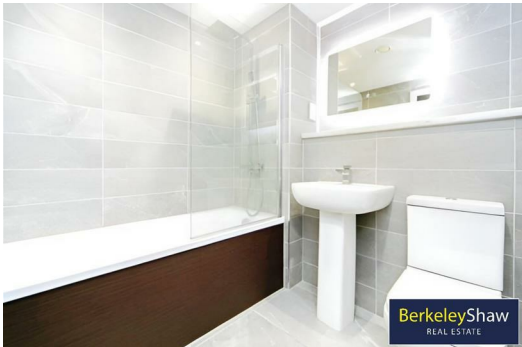
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their operation or efficiency can be given. Made with Metagix 02025



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

