



## 6 Neptune Place Grafton Street, Liverpool, L8 5AP

£140,000

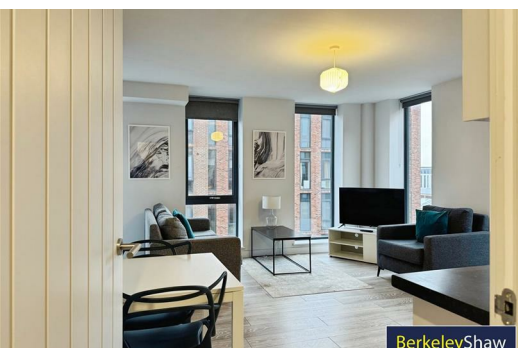
Stylish Turn-Key Apartment in the Heart of the Baltic Triangle – No Onward Chain

Berkeley Shaw are delighted to bring to market this superb one-bedroom third-floor apartment located in the highly sought-after Neptune Place development, right in the heart of Liverpool's vibrant Baltic Triangle.

This turn-key property offers an exceptional opportunity for a variety of buyers — ideal for first-time purchasers looking for a stylish city home, or investors seeking to capitalise on the strong local rental demand in one of Liverpool's most exciting districts. The property has a potential rental income of £995 PCM.

The Baltic Triangle has firmly established itself as one of the city's most desirable neighbourhoods, renowned for its creative energy and independent spirit. Residents enjoy a dynamic mix of independent cafés, bars, restaurants, and cultural venues, all just moments from the doorstep. The area's appeal is set to grow even further with the planned opening of a new train station in 2027, enhancing connectivity across the region.

Accessed via secure intercom entry, the apartment benefits from both lift and stair access from the communal areas. Inside, the accommodation comprises an inviting entrance hall leading into a spacious open-plan kitchen, dining and living area — a bright, welcoming space flooded with natural light from five windows offering pleasant views towards the river and across the Neptune Place development. The contemporary kitchen is fitted with a range of integrated appliances and ample storage. Completing the layout is a comfortable double bedroom and a modern three-piece bathroom.





Hallway

Entrance Door, wall heater, laminate flooring access to all rooms

Open Plan Lounge Kitchen

A bright and inviting open-plan space featuring double glazed windows and laminate flooring throughout. There is a walk-in storage cupboard housing the water cylinder, providing useful additional storage.

The kitchen area is fitted with a range of base and wall units offering ample storage, together with a stainless steel single sink and drainer with mixer tap. Appliances include an electric oven and hob with extractor hood, under-counter fridge with ice box, and a washing machine.

The living and dining area offers a comfortable and versatile layout, furnished with a sofa, armchair, dining table with two chairs, coffee table, TV stand, and TV — ideal for those seeking a convenient, ready-to-move-into home.

The combination of natural light, practical layout, and included furnishings makes this a great space for relaxing or entertaining.

Bedroom

A well-proportioned double bedroom featuring double glazed windows allowing plenty of natural light, carpeted flooring, and an electric wall heater. The room is offered fully furnished, including a double bed with mattress and headboard, bedside cabinets, and a two-door wardrobe, providing convenient storage and comfort.

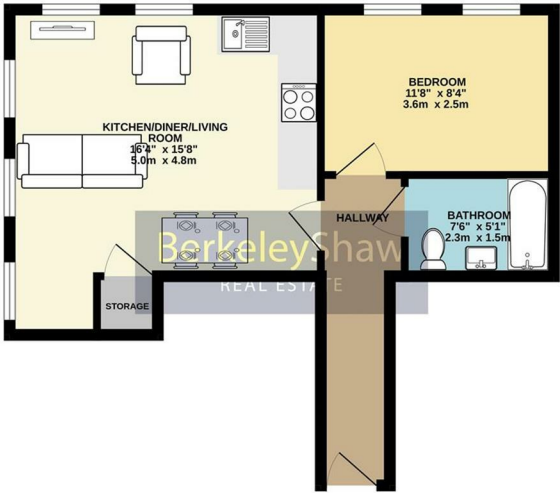
Bathroom

Finished with part-tiled walls and flooring, the bathroom features a panelled bath with shower over and glazed screen, sink, and low-level W.C. Additional features include a ladder-style towel rail and a large wall-mounted mirror, creating a bright and practical space.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>81</b> | <b>81</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<br>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  |

THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measures, dimensions and approach, views have not been visited and the purchaser is advised to visit the property in person. Made with Metagen 2025



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