73 Central Gardens, Benson Street, Liverpool, L1 2SS

For Sale

Upon instructions of a private client

VIEWINGS
Strictly by appointment
Landwood Group, Suite 626 The Plaza, 100 Old Hall Street, Liverpool, L3 9QJ

Date of particulars – November 2017

• Located in the heart of Liverpool City Centre
• Positioned in the Central Gardens development
• The block benefits from a restaurant, courtyard and lift to all floors.
• Well-presented second floor two bedroom apartment
• Offered with Vacant Possession

0151 242 6754
or email: charles.booth@landwoodgroup.com
LOCATION

Central Gardens is located on Mount Pleasant, in the heart of Liverpool City Centre. The area is extremely popular with young professionals and students due to it being in close proximity to the university buildings, bars and restaurants.

It has excellent transport links with Liverpool Lime Street and Liverpool Central stations being positioned approximately 250 meters away.

DESCRIPTION

This well-presented, spacious two bedroom apartment is positioned on the second floor of the development which benefits from a restaurant, secured access, maintained communal area with courtyard lift service and intercom system.

ACCOMMODATION

Internally the flat has an entrance hall with useful storage cupboard leading into a spacious, bright open plan living/kitchen area. The fitted kitchen has an electric four ring hob, electric oven stainless steel overhead extractor, complementary work surfaces and splash backs.

There are two large double bedrooms and house bathroom having a shower over the bath, wall mounted hand wash basin, w/c and tiling to splash back and floor.

TENURE INFORMATION

The premises are held under a long leasehold title (MSS21307) for a period of 125 years from 2004. The annual service charge is £1,498.32 per annum with the ground rent being £150 per annum.

TENANCIES

Available with vacant possession

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL

Each Party will be responsible for their own legal costs.

PRICE

£130,000

EPC

EPC rating C

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PHOTOGRAPHIC SCHEDULE

Front Elevation

Front Elevation

External Communal Area

Bathroom
PHOTOGRAPHIC SCHEDULE

Kitchen

Living Area

Bedroom

Bedroom
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given.