



42 Minster Court, Liverpool , L7 3QD
Offers in excess of £100,000

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Discover urban living with a suburban feel in this delightful fully furnished top floor one bedroom apartment located in the sought after Minster Court development, Liverpool. Perfectly situated in the heart of the city, this property offers unparalleled convenience with its proximity to hospitals and universities, making it an ideal choice for both owner occupiers and investors.

The apartment boasts a light filled living and dining area, perfect for relaxing and entertaining guests, along with a separate kitchen. The spacious bedroom comfortably accommodates a double bed and additional furnishings, with the bathroom conveniently accessed off the hallway. The property also benefits from parking and a 999 year lease.

Leasehold property
 999 year lease
 Service charge £1100 per annum (£275 per quarter)
 Peppercorn Ground rent
 Council tax band A

Communal entrance

Stairs to all floors and mailboxes.

Apartment hallway

Intercom handset, storage cupboard, laminate flooring, radiator.

Living/ Dining room

Laminate flooring throughout , double glazed windows, 2 radiators.

Seperate Kitchen

Wall and floor cupboards, drawers and work surfaces, free standing cooker, Space for fridge, washing machine, double glazed window.

Bedroom

Laminate floor, radiator, double glazed window.

Bathroom

White suite, bath with shower over, wash basin, w.c., extractor fan, tiled floor, heated towel rail, storage cupboard and double glazed window.



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		
	70	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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