



**71 Minster Court, Liverpool , Merseyside L7 3QD**  
**Offers in excess of £80,000**

Discover urban living with a suburban touch in this delightful one bedroom ground floor apartment with its own private entrance, situated within the sought after Minster Court development in Liverpool.

Set back from the main entrance the apartment enjoys a peaceful position surrounded by greenery. Upon entering, you're welcomed by an inviting hallway leading to the open plan kitchen, dining and living area. While the layout is open plan, the clever design provides a natural distinction between the kitchen and living spaces, creating a comfortable and practical flow throughout.

The property features a spacious double bedroom and a modern shower room located just across the hall. Additional benefits include on site parking as well as visitor parking within the development.

Enjoying a prime city location, this modern apartment offers excellent connectivity to hospitals, universities and key local amenities, making it an ideal base for professionals.

Perfect for both owner occupiers and investors, this property combines the convenience of city living with the calm of a residential setting — an excellent opportunity for those seeking a buy to let investment with a strong rental demand or a comfortable home close to the city centre.

Lease 999 years  
 Service Charge: Approximately £1360 per annum  
 Peppercorn ground rent



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	
61	76
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com