



2t Lukes Chambers 1-5 Berry Street, Liverpool, L1 9DF £775 Per month

**** Investment opportunity, Fixed term tenancy in place achieving £675pcm ****

This one bedroom apartment very centrally located, convenient for shops and Lime Street station, universities and cultural quarter, in this converted building.

The property briefly comprises; Communal entrance, apartment hallway, open plan living/dining/kitchen, shower room and double bedroom, electric heating, sash windows.

Viewings recommended
Lease 999 year from 2005
service charges £1110 per annum
Cash Only

- One Bedroom Apartment
- Vacant Possession
- City Centre Location
- EPC Rating E
- No Onward Chain

Communal Entrance

meter cupboards, stairs to upper floors

Apartment Entrance

Located on the first floor, carpet floor entrance, down lighters, doors leading to all rooms.

Kitchen Area

wall and base units, work surfaces, oven, hob, extractor, fridge and freezer, washing machine, open to living/dining room

Living Dining Area

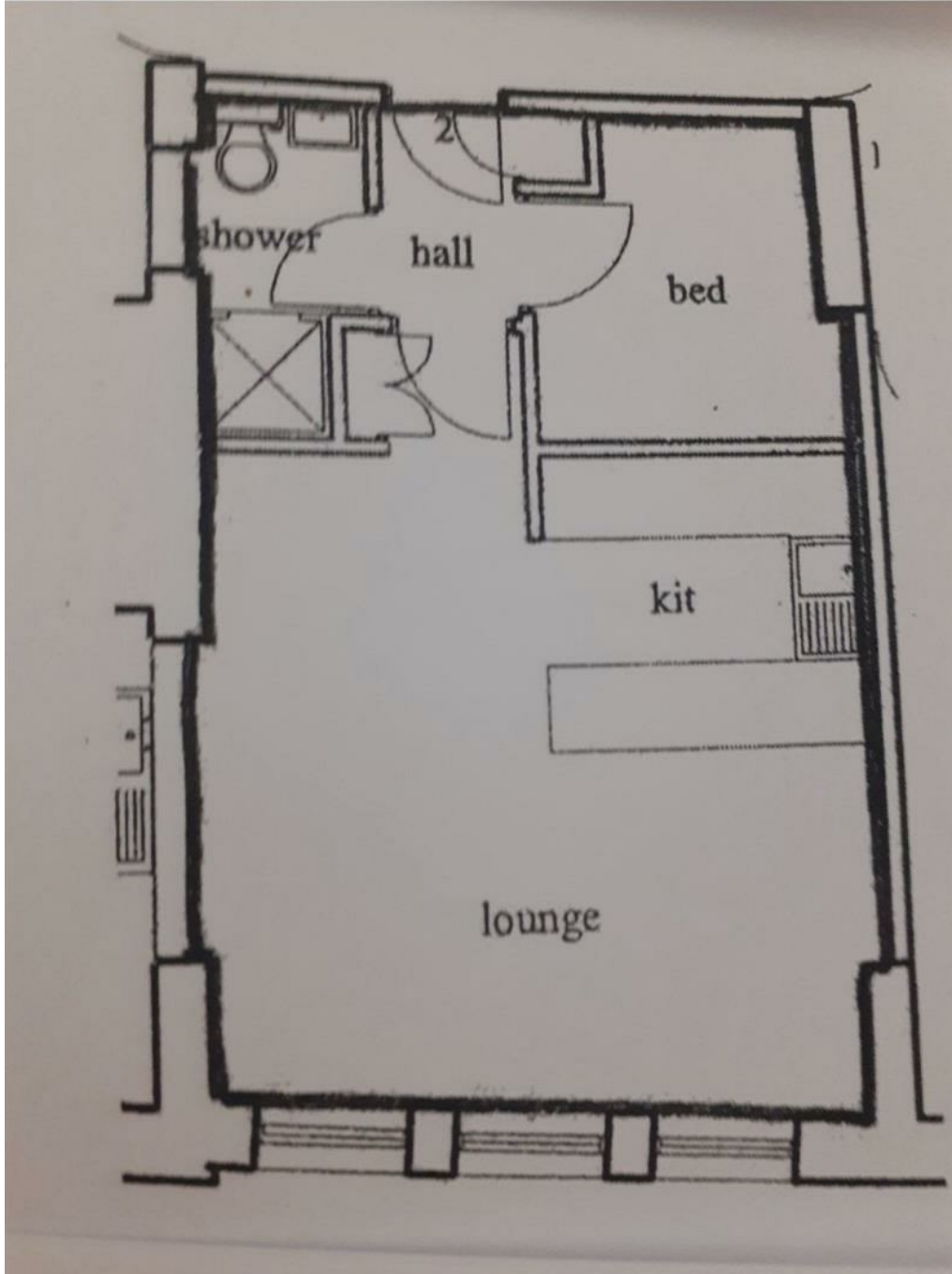
measurements include kitchen, three secondary glazed windows, two wall mounted electric radiators

Bedroom

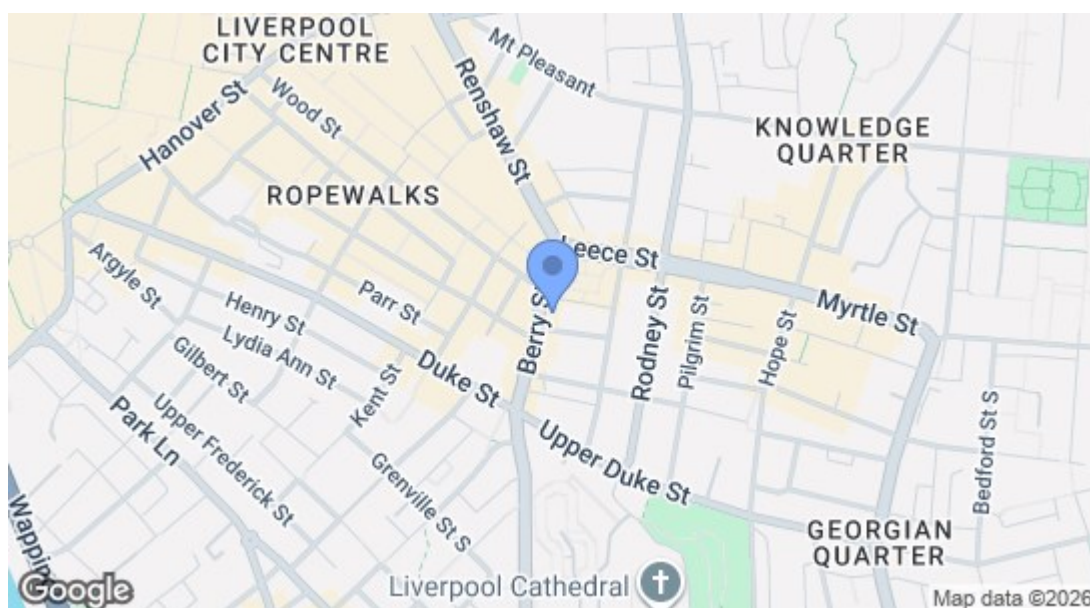
carpet flooring, wall mounted electric heater

Shower Room

wash hand basin, w.c; step in electrical shower, part tiled, extractor fan, vanity cupboard



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	51
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	56
(21-38) F	59
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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