



**210 Hatton Garden, Liverpool , Merseyside L3 2HA**  
**Offers in excess of £150,000**

Welcome to this unique and contemporary property, ideal for both owner occupiers and investors. Nestled in the heart of the business district, this residence offers a perfect retreat for professionals. The property features a welcoming hallway that leads into a spacious open-plan living, dining, and kitchen area. The kitchen is modern and practical, with an adjacent pantry for added convenience. The bathroom is stylishly designed, providing all the necessary amenities.

A standout feature of this property is the mezzanine level, which houses two comfortable bedrooms. Large feature windows flood the space with natural light, creating a bright and airy atmosphere throughout.

With its prime location in the business district, this property offers the best of urban living. Don't miss this opportunity to own or invest in a property that combines comfort, style, and convenience.

We are advised on the figures below, yet to be confirmed;  
 Lease 999 Years from 1998  
 Service charge £3144.52 per annum - The vendor will pay the service charge for 2026  
 Ground rent £55 Per annum

Please call 0151 709 9638 to arrange a viewing or email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk) for more info.

**Communal Entrance**

Fob operated door, intercom entry system, postbox collection, tiled floor, lift and stairs to upper floor.

**Apartment Entrance Hall**

Store cupboard, radiator, laminate floor.

**Open plan living /dining area**

Laminate floor, Fitted shelving, three large single glazed windows, two wall radiators, intercom handset

**Kitchen**

Tiled floor, part tiled walls, wall, floor, base units, dishwasher, washer/dryer, stainless steel sink with drainer, oven, hob, extractor, fridge.

**Bedroom one**

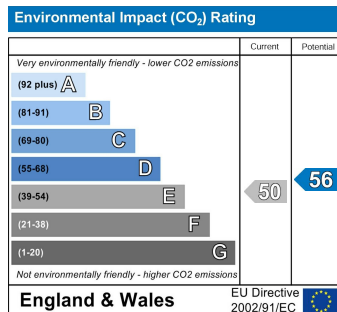
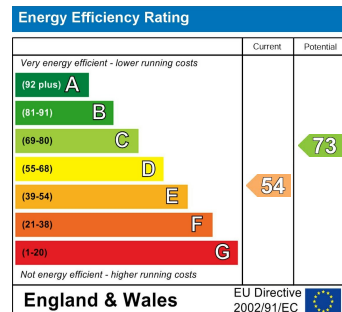
Overlooking dining area. Carpeted floor, wall radiator, fitted wardrobes.

**Bedroom two**

Overlooking Lounge area, carpeted floor.

**Bathroom**

Tiled floor, part tiled walls, wash hand basin, mirror, bath with shower over, wash hand basin, white wc



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