

SAAL



LAGREEL



The Focus Building 17, Standish Street, Liverpool , L3 2BD
Offers over £90,000

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This is a well presented furnished one bedroom apartment situated in the very heart of the City centre, providing convenient access to shops, restaurants, Moorfields train station, Queen's Square bus station. This is an award winning development including an impressive atrium. The accommodation is on the third floor and comprises of sitting/dining room with south facing balcony off. The kitchen is fitted with Integrated appliances and there is a stylish bathroom with Roca fittings and a shower over the bath

This location is ideal for anyone looking to experience city living in style or an investor with a long term term already in situ.

Viewing highly recommended

Lease 99 years from 2005
 Service charge £1056 pa
 Ground rent £150 pa

Communal Entrance

Intercom entry security door, postboxes, Estate manager desk, lift and stairs to upper floors

Apartment Entrance

Wood flooring, entryphone handset, radiator, storage cupboard, hot water cylinder, down lights

Living/dining Room

16'6" x 9'9" (5.05 x 2.99)

Wood flooring, two wall mounted electric heaters, floor to ceiling double glazed windows, door leading to south facing balcony

Kitchen Area

8'3" x 6'4" (2.54 x 1.95)

White high gloss units including wall and floor cupboards, integrated appliances include; electric oven, hob, extractor, washer/dryer, dishwasher and fridge/freezer, working surfaces, frosted window, stainless steel sink drainer unit and mixer tap, tiled floor, down lighters

Double Bedroom

11'2" x 9'2" (3.42 x 2.81)

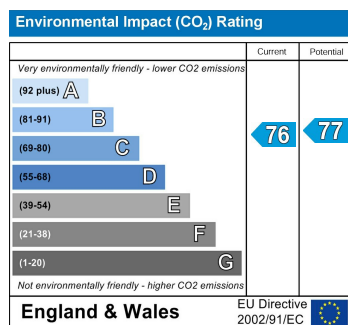
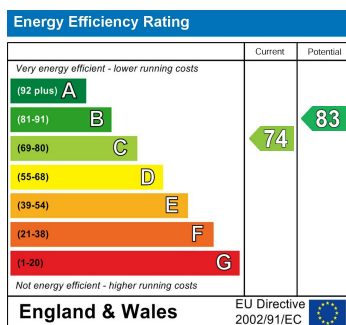
Wall mounted electric heater, carpet flooring, double glazed window over looking balcony and city beyond, built in wardrobe, ceiling light

Bathroom

White Roca three piece suite comprising bath with shower over, glazed screen, wash hand basin, with vanity unit below, w.c., part tiled walls, heated towel rail, down lighters

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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