

Henry Street, Liverpool, L1

Tenure: Leasehold, **Bedrooms:** 2

Housesimple is pleased to present this property in Liverpool.

£130,000

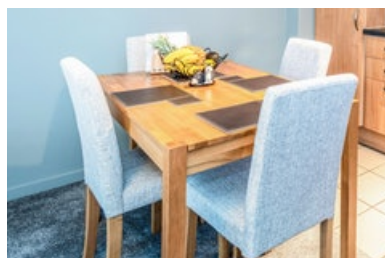
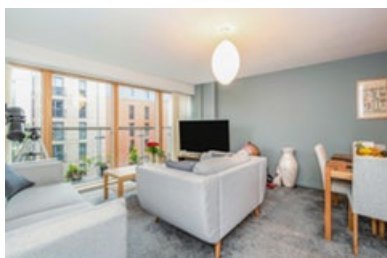
Offers in Excess of

Key features:

- City Centre location
- Modern Interior
- Balcony
- Two Double Bedrooms
- Open Plan Living
- Under Floor Heating
- Transport Links
- Liverpool One
- Georgian Quarter
- Albert Dock
- Riverside

Extra info:

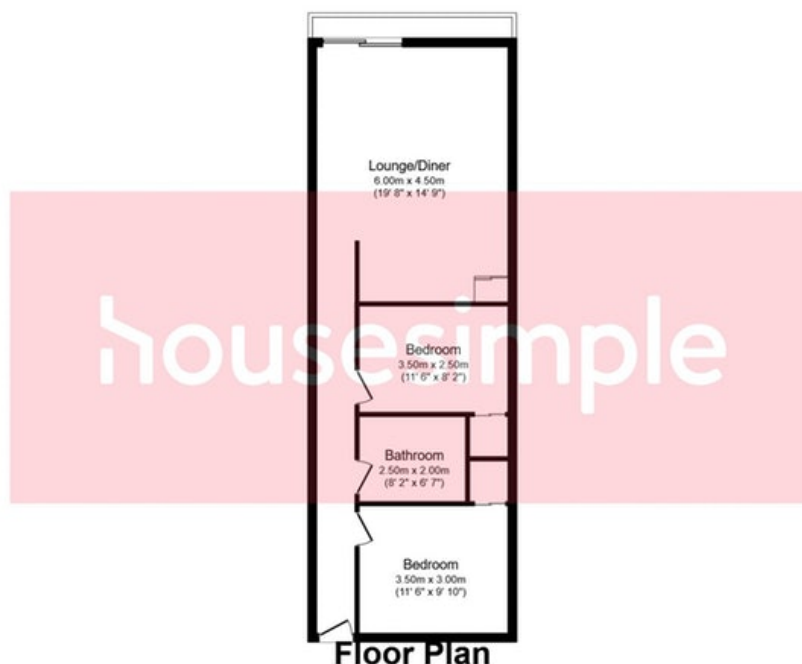
- **Property Age:** 15 years
- **Council Tax:** Band B (£1500.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Permit Holder
- **Lease info:** 110 years remaining
Ground Rent: £150.00 per-annum
Maintenance: £1500.00 per-year
Maintenance Company: Inspired Property Management



Set in the popular residential area of Henry Street, just off Duke Street, is this well presented two bedroom city centre apartment in the Cinnamon Building, ideal for working professionals and investors. The accommodation is bright, spacious and modern throughout, with a high tech under floor heating system, the perfect combination for city living. The open plan living & dining area is a great size, with a fully integrated kitchen, making this space perfect for entertaining family and friends. Further to this are two large double bedrooms, both with built in storage and a tastefully decorated family bathroom. It boasts a large entrance hall and private balcony, perfect to sit out and enjoy alfresco summer evenings in the heart of the city.

Duke Street itself is full of character and has so much to offer with plenty of fine restaurants, wine bars, cafes and pubs. With Liverpool bus station around the corner, there are great transport links to other parts of the city, Wirral, Chester, North Wales and Manchester, ideal for the daily commute. The location of this property is truly fantastic, being only a stones throw away from some of Liverpool's most iconic attractions such as Liverpool One Shopping Park, The Albert Dock, China Town and the Anglican Cathedral to name but a few. The picturesque Georgian Quarter, full of its characterful historic buildings is also a short distance away, home to the famous Philamonic Hall, Everyman Theatre, LIPA and some of the city's oldest pubs. There is no shortage of green space nearby, with Saint James Mount Gardens, Falkner Square and Otterspool Promenade, all perfect for leisure activities. This fantastic apartment is a must see...book your viewing online with us today.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

Apartment 24, 50, Henry Street, LIVERPOOL, L1 5FE

Dwelling type: Mid-floor flat	Reference number: 0655-2854-6712-9221-2831
Date of assessment: 24 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 September 2019	Total floor area: 61 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,617
Over 3 years you could save	£ 213

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4CAF50; color: white; width: fit-content; margin: auto;"> You could save £ 213 over 3 years </div>
Heating	£ 492 over 3 years	£ 420 over 3 years	
Hot Water	£ 966 over 3 years	£ 825 over 3 years	
Totals	£ 1,617	£ 1,404	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current	Potential
76	79

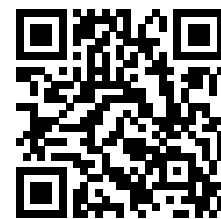
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Heat recovery system for mixer showers	£585 - £725	£ 144
2 High performance external doors	£500	£ 72

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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