



## 1 bed apartment to buy in L2

20 Water Street, Liverpool, Merseyside, L2  
8AB

**£94,950** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bedroom 4th Floor Apartment
- ✓ Fully Fitted & Integrated Kitchen
- ✓ Open Plan Living/Kitchen
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to welcome to the market this well proportioned one-bedroom fourth floor apartment located on Water Street, L2, along the iconic Liverpool waterfront. Offering well presented and spacious accommodation throughout, this apartment is sure to appeal as a both a residential or investment purchase.

The apartment centres around an open plan kitchen living and dining area, providing the ultimate entertaining space. The kitchen features sleek fitted units, integrated appliances and plentiful worktop space. Completing the interior is a bright and generously sized double bedroom and a contemporary style three piece tiled bathroom suite.

Residents of the building benefit from a manned front desk concierge, security services 24 hours a day, and building door security intercom.

Located in a grand and architecturally stunning building, this is a perfect home for those looking to live in the heart of Liverpool's vibrant city centre.

Currently Tenanted Until February 2026 @ £850 PCM

Service Charge: £2,242.84 PA

Ground Rent: £372.50 PA

Lease length: 250 Years From 2017

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 242

Annual Ground Rent Amount: £373.00

Annual Service Charge Amount: £2,245.00

Price: Starting Bid £94,950

Property Type: Apartment

Parking: None

Year built: 2018

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Community Scheme

Electric: National Grid

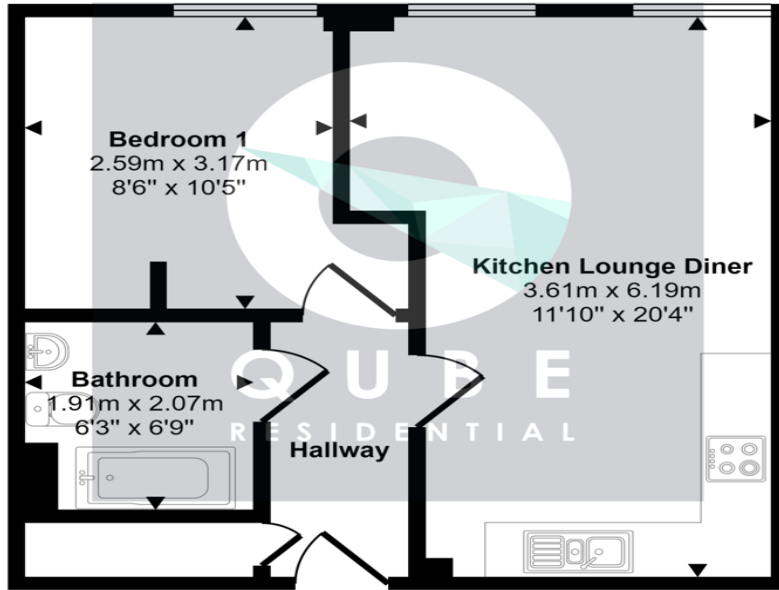
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
39 sq m / 423 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

20 Water Street, Liverpool, Merseyside, L2 8AB

Contact your local branch today for more information on this property:

**X UK, UK, UK, UK, UK, <https://nexuspropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

