

**Auction****BerkeleyShaw**  
REAL ESTATE

## 1 bed apartment to buy in L1

1 Crosshall Street, Liverpool, Merseyside,  
L1 6DQ

**£75,000** Starting Bid

🛏 x1 🚿 x1 🚪 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Third floor apartment
- ✓ No onward chain
- ✓ Lift access
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Water supply: Direct mains water

## Description

This charming one-bedroom third-floor apartment, located in the highly sought-after Westminster Chambers on Crosshall Street, Liverpool, offers a fantastic opportunity for first-time buyers, investors, and professionals alike. Set out over two floors, the apartment combines modern living with plenty of character.

The lower floor features a spacious hallway, a well-appointed bathroom, and a generously sized double bedroom, complete with access to a decked balcony.

The upper floor offers a bright, open-plan kitchen/living area, perfect for entertaining or relaxing in comfort. Two Velux windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with modern appliances, and there is a utility cupboard housing the washing machine for added convenience.

With no onward chain, lift access, intercom and electric heating throughout, this apartment is ready for you to move straight in or let out. Its prime location makes it ideal for those looking for easy access to Liverpool's city centre, making it a great choice for professionals, first-time buyers, or investors looking for a strong rental opportunity.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 229

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,764.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

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

Heating: Electric

Water: Direct mains water

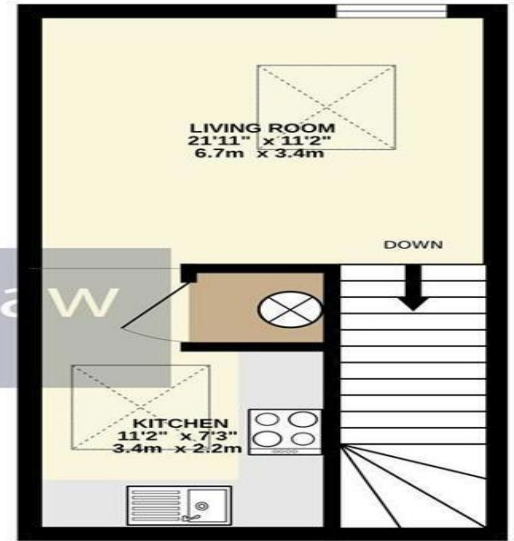
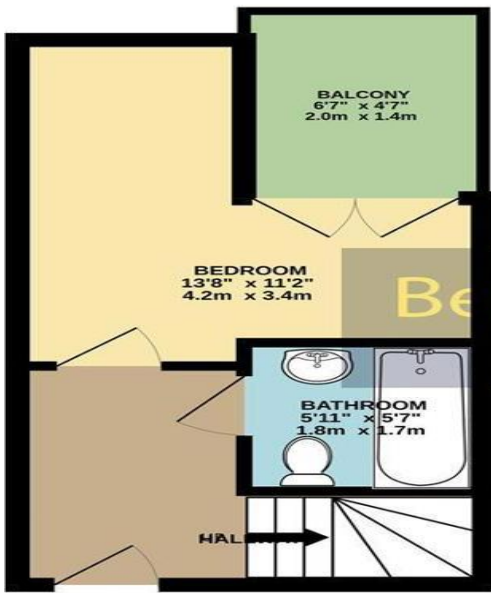
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

LOWER FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

1 Crosshall Street, Liverpool, Merseyside, L1 6DQ

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

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