



**Asking Price £45,000**

**TENURE : LEASEHOLD**

**Daniel House, Bootle, Liverpool, L20**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**1 bed flat/ 1st Floor**

**Good Condition**

**Porter/Concierge**

**Excellent Location/ Amenities**

**Ideal first time buy**

**Perfect Buy To Let**

**Metropole Properties**  
33 Southwick Street, London, W2 1JQ  
sales@metropoleproperty.com | 02072625844  
Website: metropoleproperty.com

**METROPOLE**  
**PROPERTIES**

Metropole are delighted to offer for sale this one bedroom flat located in the Daniel House block in Bootle, Liverpool.

Daniel House provides a concierge, an on-site caretaker, intercom and access to the roof where there is a bar/restaurant and hot tub which is open to the public with views over Bootle.

The property is surrounded by many restaurants and amenities. Bootle South Recreational Ground is a stone throw away and Bootle Oriel Road is 12 minute walk from the property and the station is only 4 stops away from Liverpool City Centre (13 minutes). Bootle Strand Shopping Centre is a 6 minute walk away.

The annual service charge is £2476.56 approx.

Asking Price: £45,000 Subject To Contract.

**1. AML regulations:**

Intending purchasers will be asked to produce identification documentation at a later stage.

**2. General:**

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

**3. Particulars:**

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

**4. Measurements:**

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

**5. Services:**

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.





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