



34 Chandlers Wharf, Liverpool, L1 8DP  
Asking Price £190,000 Leasehold

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## About the Property

Contemporary living at its very best!

We are delighted to offer for sale this beautifully presented two bedroom, top floor apartment in the sought after Chandlers Wharf Development! The property benefits from a secure allocated car parking space and spacious balcony with stunning views over Liverpool's famous cathedrals!

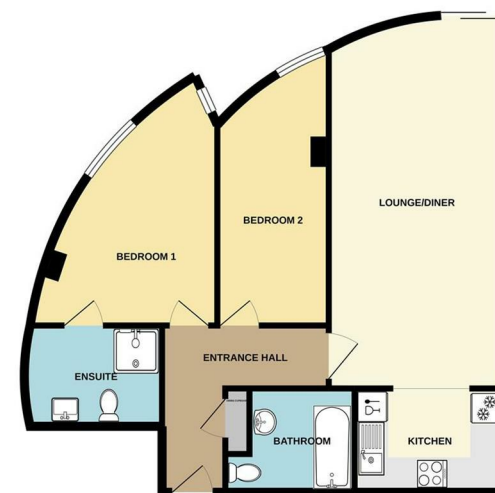
This bright and modern apartment is situated in a desirable part of The City Centre, only a short walk from the Liverpool One Shopping centre, it is also just a stones throw away from the Trendy Baltic Triangle with its vast array of stylish eateries and bars.

The well presented accommodation is designed with a contemporary open plan living area to maximise space and briefly comprises: entrance hall, fantastic size living/dining area which provides access onto the timber decked balcony, open plan fully fitted kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom.

Early viewing is strongly advised to truly appreciate the accommodation on offer.



GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of items, fixtures, fittings and any other items are approximate and are not intended to be used for any purpose other than a guide. The plan is for illustrative purposes only and should not be used for any other purpose. The space is subject to change without notice. Made with Planner 5D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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