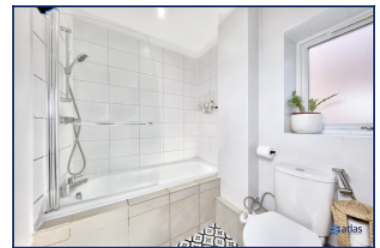


## Ward Street, City Centre, L3



**For Sale - £180,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Well Presented & Maintained Throughout
- Open Plan Reception Room with Juliet Balcony
- Contemporary Fitted Kitchen with Appliances
- Two Bright and Airy Bedrooms
- Modern Family Bathroom with Bath and Overhead Shower
- Additional Storage Cupboard
- City Centre Private Parking Space Included Along with Visitor Parking
- Excellent Transport Links - 2 Minute Walk to Liverpool Lime Street Station
- Minutes Walk to Liverpool One - an Abundance of Shops, Bars and Restaurants
- Fantastic City Centre Location

### Further Details

- Tenure: Leasehold
- Floor: 2 (with lift access)
- No. of Floors: 1
- Floor Space: 66 square metres / 710 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £1,880 per annum
- Ground Rent: £50 per annum
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2155 (approx)
- Lease Term Remaining: 131 year(s) (approx)
- Service Charge: £1,880 per annum
- Ground Rent: £50 per annum

### Description

Step into a world of urban sophistication with this impeccably presented apartment, now available for sale in the heart of the city. Nestled on the second floor of a modern building at 2 Ward Street, this residence offers the perfect blend of contemporary living and city convenience.

As you enter, you'll be greeted by a spacious open-plan reception room bathed in natural light, thanks to the charming Juliet balcony that invites the outside in. This versatile space effortlessly merges with a sleek, contemporary fitted kitchen, complete with top-of-the-line appliances, making it an ideal setting for both everyday living and entertaining.

The apartment boasts two bright and airy bedrooms, each thoughtfully designed to provide a tranquil retreat from the bustling city life. The modern family bathroom features a luxurious bath with an overhead shower, ensuring relaxation is just a step away. An additional storage cupboard offers practical solutions for maintaining a clutter-free home.

For your convenience, the building is equipped with a lift, and the accommodation is all arranged over one floor, ensuring ease of access and movement. The property is meticulously maintained, reflecting a high standard of care and attention throughout.

Residents benefit from a private parking space within the city centre, along with additional visitor parking, a rare find in such a prime location. The excellent transport links include a mere 2-minute walk to Liverpool Lime Street Station, ensuring you're always well-connected. Just minutes away, Liverpool One beckons with its vibrant array of shops, bars, and restaurants, offering endless opportunities for leisure and entertainment.

Embrace the vibrant city centre lifestyle with this exceptional apartment, a true testament to modern urban living. Experience the convenience, style, and comfort that Atlas Estate Agents is proud to bring to market. Your new home at 2 Ward Street awaits.

## Additional Images



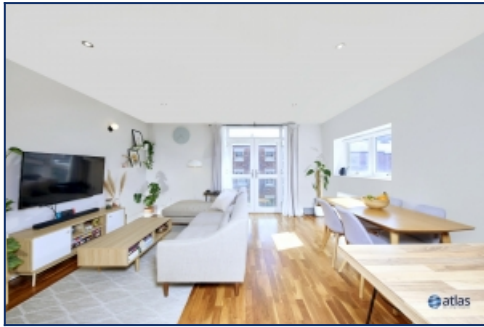
Bedroom 1



Bedroom 2



Hallway



Reception Room



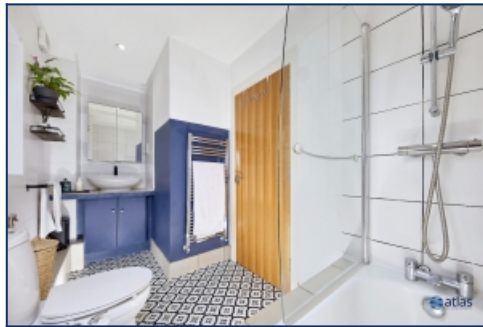
Reception Room



Reception Room



Kitchen



Bathroom



View From Balcony

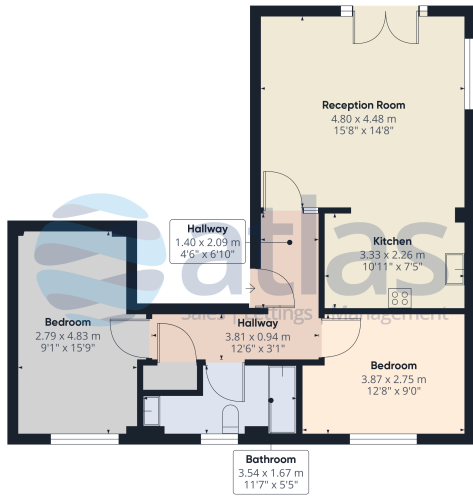


Building



Patio Area

## Floor Plans



Approximate total area<sup>(1)</sup>  
65.97 m<sup>2</sup>  
718.12 ft<sup>2</sup>

<sup>(1)</sup>Excluding balconies and terraces

We've every attempt has been made to ensure accuracy of measurements and approximations, not to scale. This floor plan is for illustrative purposes only.

OSMATE360

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.