



SuttonKersh

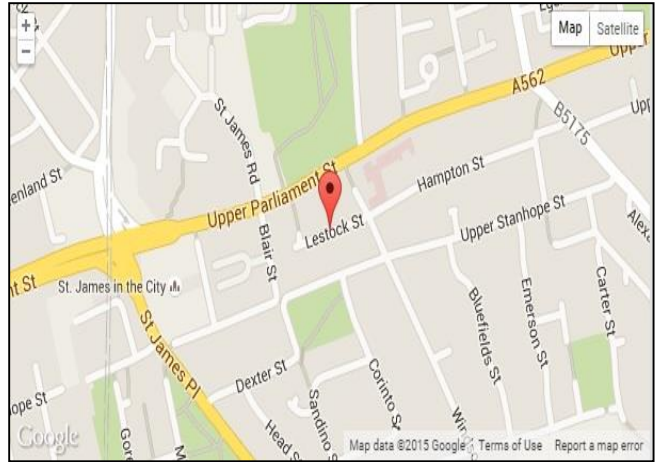


8 Medici Building 36 Upper Parliament Street, Liverpool 8

£125,000

Successfully selling houses since 1976

www.suttonkersh.co.uk

8 Medici Building 36 Upper Parliament Street, , Liverpool, L8 1TD**The Property****Iconic Landmark****The Location**

Sutton Kersh are pleased to offer for sale this generous sized second floor apartment situated in this popular and convenient city centre location and benefiting from views towards the Anglican Cathedral, Liverpool City Centre and River Mersey. The accommodation comprises of hallway, spacious open plan living room/kitchen, bathroom/wc, two double bedrooms and en-suite shower room/wc to master bedroom. The property benefits from central heating, allocated parking and is to be offered with no ongoing chain. An internal inspection is recommended to appreciate the accommodation on offer.

LOCATION

Medici Building is situated directly fronting Upper Parliament Street close to its junction with Hope Street in this popular and convenient part of Liverpool city centre. There is a wide range of amenities available within close proximity and excellent public transport services bring outlying suburbs and Liverpool John Lennon Airport to within easy reach. Recreation ground and open space can be enjoyed along Liverpool's world famous waterfront.

8 Medici Building 36 Upper Parliament Street, , Liverpool, L8 1TD
Property Features

A Spacious Second Floor Apartment

Popular and Convenient City Centre Location

Two Double Bedrooms

Allocated Parking

Spacious Open Plan Living Room/Kitchen

Views Towards Anglican Cathedral and River Mersey

Family Bathroom plus En-suite Shower Room to Master Bedroom

Central Heating

No Chain

Energy Rating C

8 Medici Building 36 Upper Parliament Street, , Liverpool, L8 1TD

The Gallery



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The Accommodation

GROUND FLOOR

Door to:-

COMMUNAL HALL

Stairs to upper floors.

SECOND FLOOR

Door to:

HALLWAY

Alarm, service cupboard, intercom entry system, central heating radiator, inset spotlights.

OPEN PLAN LIVING ROOM/KITCHEN

21' 11" x 19' 0" (6.67m x 5.8m) @ max

Range of wall, base and drawer units with worktops incorporating stainless steel sink unit with mixer tap, fitted oven, hob and hood, integrated washer dryer, space for fridge freezer, two central heating radiators, part tiled walls, two sash windows, laminate flooring to kitchen area and carpet to living room area.

BEDROOM 1

13' 0" x 9' 11" (3.96m x 3.01m)

Sash window, inset spotlight, central heating radiator.

EN-SUITE SHOWER ROOM

9' 5" x 3' 4" (2.87m x 1.01m)

Low level wc, pedestal wash hand basin and mixer tap, shower enclosure, tiled floor, part tiled walls, shaving socket, inset spotlight, extractor fan, accessory cabinet.

BEDROOM 2

13' 7" inc door recess x 8' 0" (4.13m x 2.45m)

Sash window, cupboard housing central heating boiler, inset spotlights, central heating radiator.

FAMILY BATHROOM

9' 0" @ max x 4' 9" (2.75m x 1.44m)

Bath with mixer tap, shower attachment and screen over, low level wc, pedestal wash hand basin and mixer tap, tiled flooring, part tiled walls, extractor fan, inset spotlight, shaving socket, accessory cabinet.

PARKING

There is one allocated parking space.

SERVICE CHARGE

£90 pcm. Subject to verification.

GROUND RENT

£150 per annum. Subject to verification.

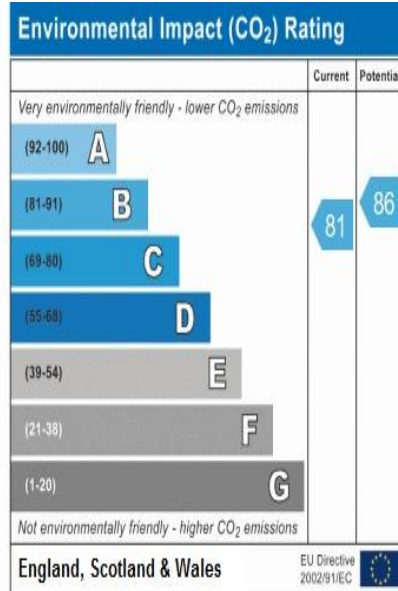
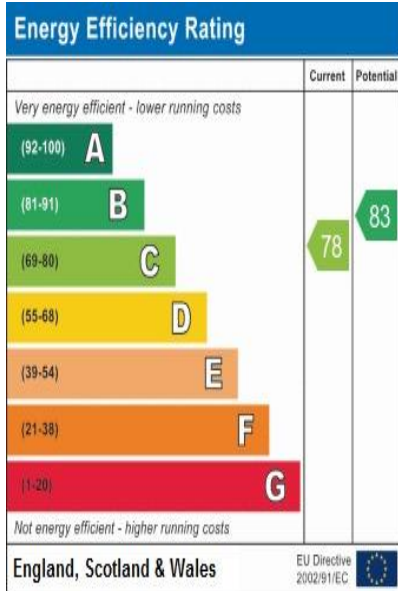
TENURE

Leasehold with 112 years remaining. Subject to verification.

Ref: 10.09.15KK/ 24/09/15LH/20.10.15KW

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Energy Performance Rating



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SuttonKersh

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I recently used Sutton Kersh to sell my property. I found them highly efficient and their communication was excellent at all times. As individuals they were a pleasure to deal with and both practical and constructive with their advice. This was helped in no small measure by their strong knowledge of the local market. I would have no hesitation in choosing Sutton Kersh to handle a future house sale on my behalf. JM

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Fax: 0151 236 3755

citycentre@suttonkersh.co.uk

West Derby & Central Liverpool

18 West Derby Village

Liverpool L12 5HW

Tel: 0151 256 7837

Fax: 0151 226 1349

westderby@suttonkersh.co.uk

Services Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

Structural Alterations Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

Viewings By appointment.

Purchasing Procedure If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

Surveying Services Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

We offer Valuation Reports, Homebuyers Reports and full Building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Hunt at our Survey Department, 2 Cotton Street, LIVERPOOL, L3 7DY or telephone on 0151 207 9966 7/5/09.

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