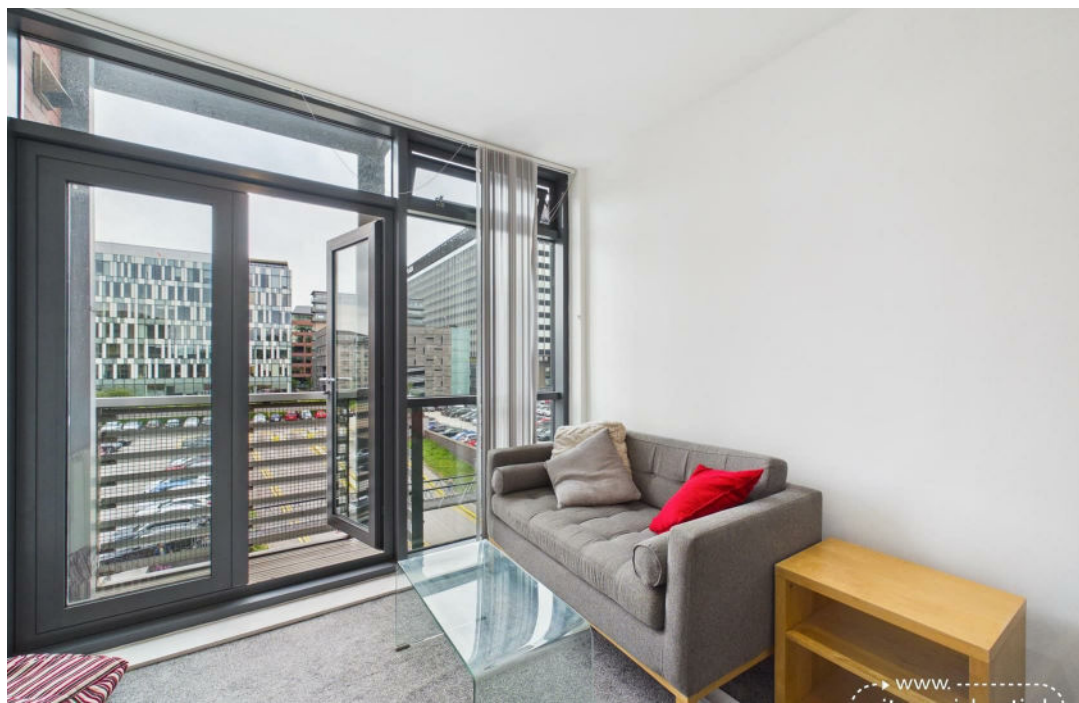
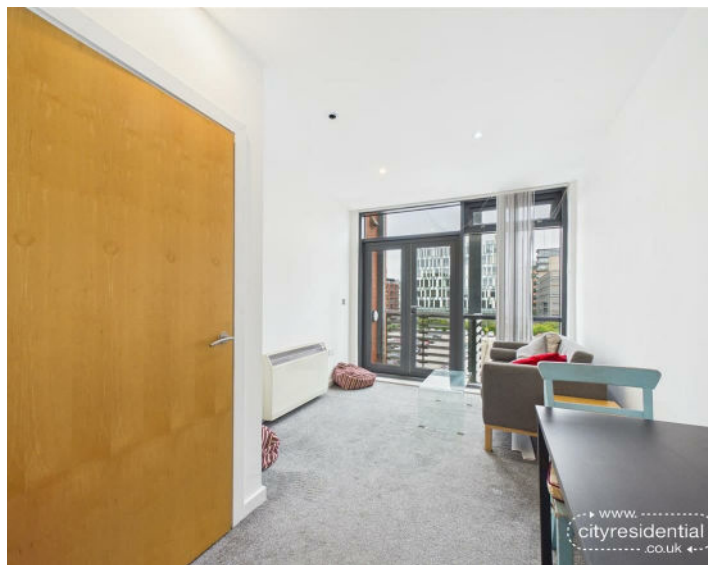




70 44 Pall Mall, Liverpool, L3 6EN

Asking Price £110,000 Leasehold

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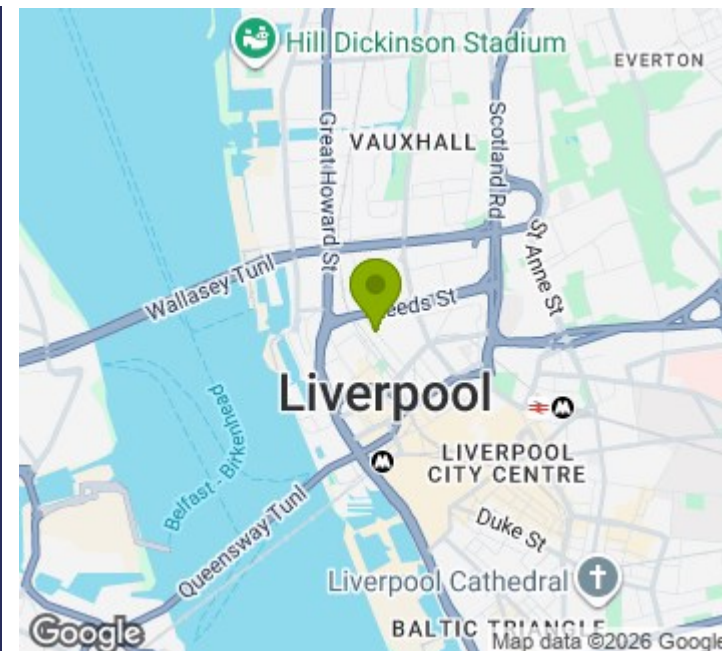
## About the Property

City Residential proudly bring to the market this fantastic one bedroom apartment located on the 3rd floor of the ever popular 44 Pall Mall.

Ideally located within Liverpool's business district, the apartment offers easy access to local amenities, including shops, bars, restaurants and trendy cafes. It is also well located for access to Liverpool John Moore's University and is just a short walk to the waterfront.

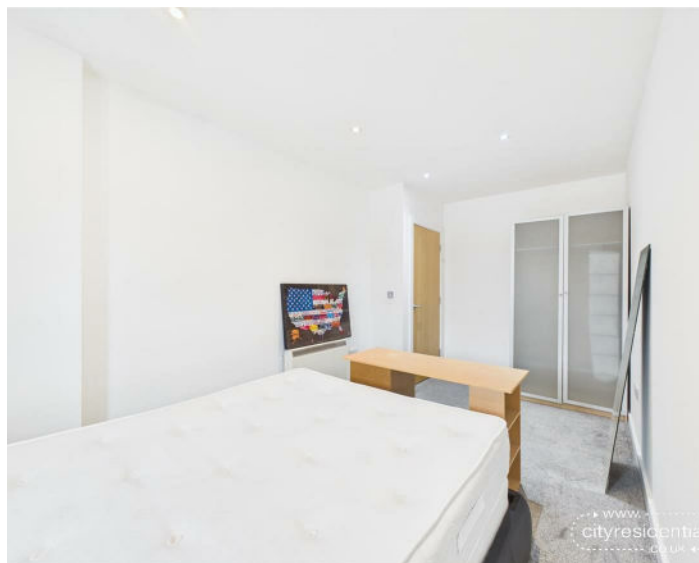
The property briefly comprises: Entrance hall, open plan living/dining area with balcony and separate fitted kitchen, a double Bedroom and a main bathroom complete the accommodation.

This property would make a fantastic first home or investment opportunity. We expect high demand, so contact us today on 0151 231 6100 to arrange a viewing.



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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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