



88 Low Hill, Liverpool, L6 1AR
Asking Price £115,000

 **STAPLETON
DERBY**

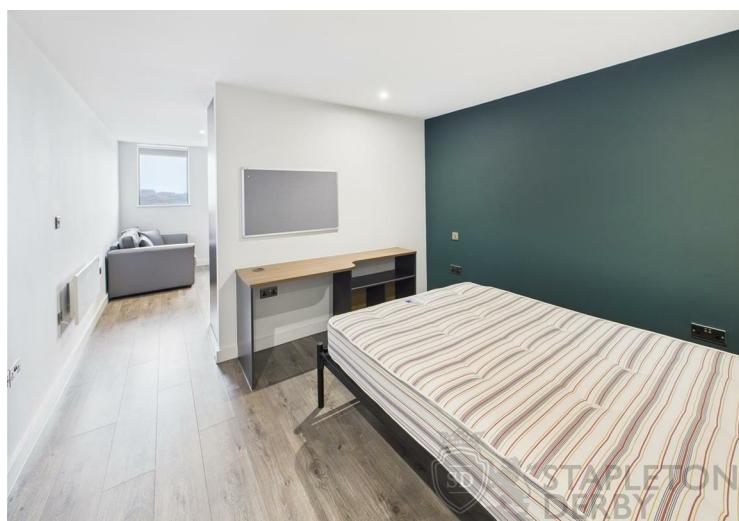
A fantastic opportunity to purchase this modern one-bedroom studio apartment, ideally located on the outskirts of Liverpool City Centre. Perfectly positioned for access to local transport links, major hospitals, football stadiums and a range of everyday amenities, this property offers convenience and city living at its best.

The apartment comprises an entrance hallway, a modern bathroom, and a bedroom area which leads through to an open-plan kitchen, dining and living space. Compact and practical, the layout has been designed for easy, low-maintenance living.

Residents also benefit from the use of a communal gym, laundry facilities, and a conference room, all supported by a 24-hour concierge service for added peace of mind. The development offers excellent internal amenities, making it an attractive option for both owner-occupiers and investors alike.

The ground rent is £110 per year, with a service charge of £375 per quarter. This is a brilliant opportunity to secure a property in a popular, well-connected location, just a stone's throw from the heart of Liverpool City Centre - Contact us today to arrange a viewing.

Please note: The images shown are from another studio apartment within the same building. All studio layouts in this development are identical in size, specification, and finish, so the photographs provide an accurate representation of the available property.





STAPLETON
DERBY



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STAPLETON
DERBY

Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

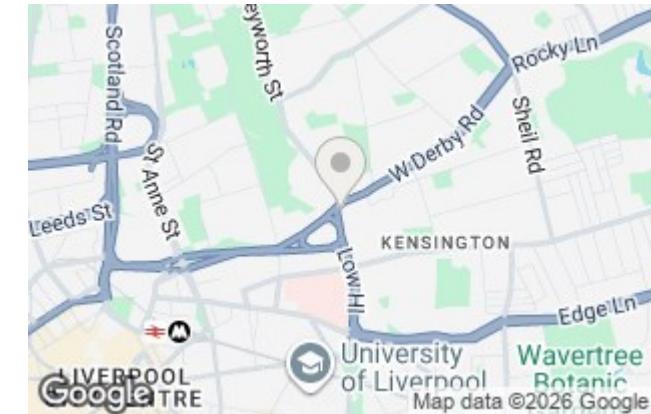
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Floor Plan
Approx. 31.7sq metres (341.4 sq feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.