



**\*\*\*GREAT INVESTMENT OPPORTUNITY\*\*\*** Affitto Estate Agents are proud to offer to the market this MODERN TOP FLOOR FULLY FURNISHED TWO BEDROOM, TWO BATHROOM EXECUTIVE APARTMENT in a new waterside development at Jesse Hartley Way in Liverpool!

Upon entrance there is a spacious open plan lounge and kitchen. This room is bright and airy and has floor to ceiling windows overlooking a river. The kitchen is finished to a high standard and incorpotates built in appliances and a free standing fridge freezer.

The property benefits from TWO DOUBLE bedrooms one of which has its own en suite bathroom. Both bedrooms have floor to ceiling windows and comes fully furnished.

The main bathroom incorporates a full size bath tub with a shower over the head, a hand wash basin and a toilet.

The apartment has been finished to a high standard and is benefiting from good quality stylish furniture throughout and a riverside views! It also comes with a FREE WIFI.

Jesse Hartley Way is a popular yet quiet central location with transport links and amenities a stones throw away.

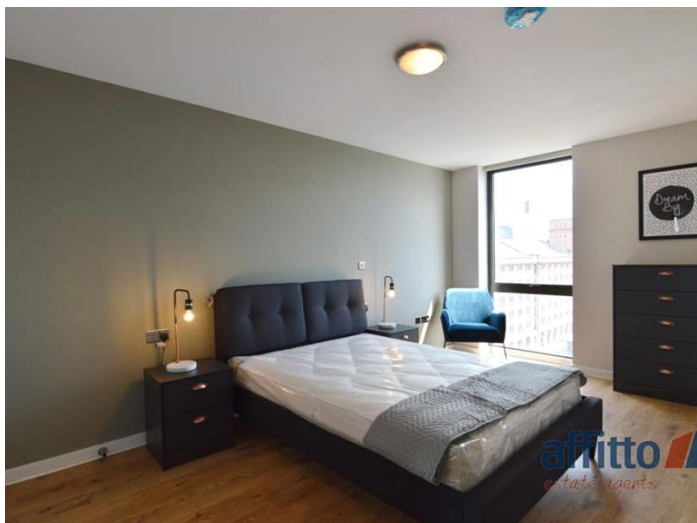
\*The property is currently rented for £995pcm\*

Contact us now to view this amazing apartment!

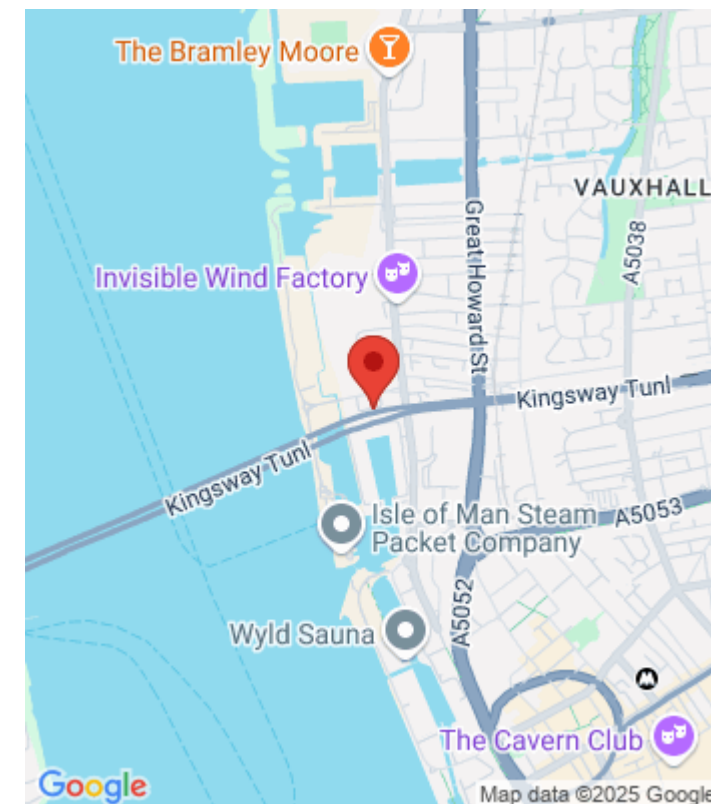
Tenure: Leasehold (21 years)

Ground Rent: £250 per year

Service Charge: £1,930.73 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	78	78		82	82
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		