



Affitto Estate Agents are delighted to bring to the market this stunning two-bedroom, two-bathroom executive apartment, located within the highly desirable Parliament Building development in Liverpool's thriving Baltic Triangle district. This property presents an excellent opportunity to acquire a beautifully designed and fully furnished home in one of the city's most sought-after areas, perfect for both owner-occupiers and investors alike.

The apartment offers a spacious and contemporary open-plan lounge and kitchen area, which is finished to an exceptional standard throughout. The kitchen is fitted with a range of modern wall and base units providing ample storage, and is further enhanced with a suite of high-quality integrated appliances including an electric oven, fridge/freezer, washer dryer, dishwasher, and microwave. The living area is generously proportioned and comes complete with a comfortable sofa, a matching armchair, a stylish coffee table, and a modern dining set. A wall-mounted Smart TV is also included, making this space ideal for both entertaining guests and relaxing at home.

There are two large double bedrooms, both of which are tastefully furnished to a high specification with double beds, bedside tables, wardrobes, and lamps. The master bedroom enjoys the added benefit of an en-suite bathroom fitted with a shower, wash hand basin, and WC, as well as a Smart TV mounted on the wall. The second bedroom is equally spacious, and the apartment also includes a well-appointed family bathroom comprising a modern three-piece suite with a bath and shower over.

This luxury apartment is further complemented by the exclusive features of the Parliament Building development. Residents benefit from excellent views of the city, full use of the on-site gym, secure entry systems, and the convenience of two elevators providing access to all floors. The location is second to none, situated within the ever-popular Baltic Triangle district, just a short walk from Liverpool's iconic Albert Dock, the Liverpool One Shopping Centre, and the Anglican Cathedral. The City Centre itself is also within easy reach, making this property ideally positioned for modern urban living.

This apartment represents an outstanding opportunity to purchase a high-quality home in one of Liverpool's most vibrant districts. Early viewing is highly recommended to fully appreciate all that this property has to offer.


CONTACT US TODAY to arrange your viewing and avoid disappointment.

Tenure: Leasehold (246 years)
Ground Rent: £350 per year
Service Charge: £2,230 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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.