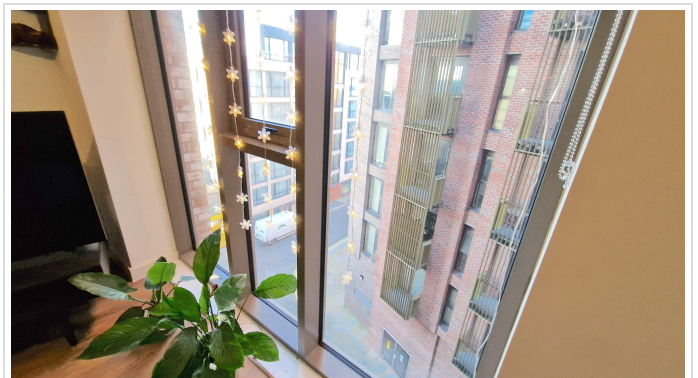
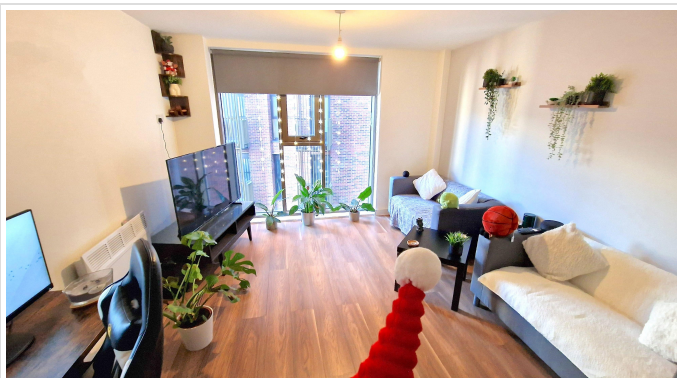


1 Bed Flat In Block A, 27 Gradwell Street Wolstenholme Square, Liverpool, L1  
4LH £105,000





## SHORT DESCRIPTION

Property Ref: 12756 Available to CASH BUYERS only due to current EWS1 status. Will be available for mortgage purchases from June 2025. We are pleased to present a modern studio apartment in Wolstenholme Square, Liverpool. One Wolstenholme Square is a newly built development benefiting from an on site 24 hour concierge service, private communal roof terrace (block dependant), bicycle storage facilities & a self contained laundry room in each block. This 4th floor apartment comprises a bedroom, 3 piece bathroom, open plan fitted kitchen and living area. It also benefits from secure entry intercom, 24 hour concierge, floor to ceiling windows. Furniture package is included with this property. 1x doubled bed and mattress 1x small double sofa 1x dining table and chairs 1x double wardrobe This property is conveniently located in the heart of the city centre where shops & amenities are just a short walk away. Places of interest Liverpool ONE Shopping Centre: 0.1 miles Concert Square: 0.2 miles Lime Street Train Station: 0.5miles Albert Dock: 0.7 miles Liverpool John Moores University: 0.8 miles University of Liverpool: 0.9 miles Baltic Market: 0.9 miles Please get in touch to arrange a viewing or watch our video tour. Property Type: Flat Full selling price: £105000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 246 Yearly Ground Rent Cost: £350.00 Yearly Management Cost: £1350.00 Council tax band: A EPC rating: B Measurement:559.723 sq.ft. Outside Space: Terrace Parking: N/A Heating Type: Electric heating Chain Sale or Chain Free: Chain free -----



**Bed Room(s)**



**Bath Room(s)**

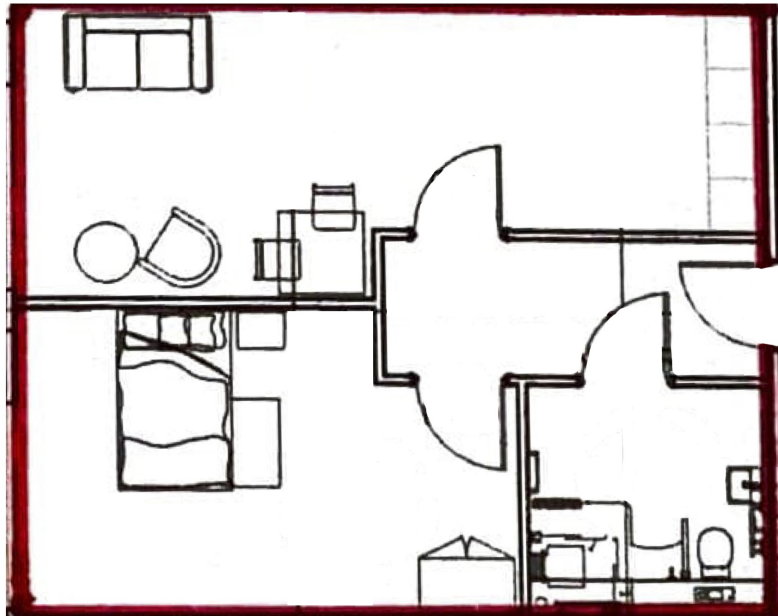


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	52 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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