



**MISTORIA**  
ESTATE AGENTS



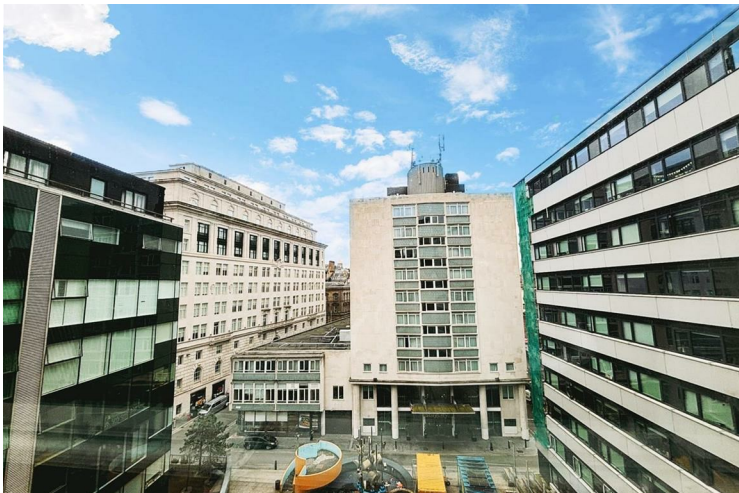
**602 BEETHAM PLAZA,  
25 The Strand, Liverpool, L2 0XJ**

**£169950**  
**Leasehold**



**MISTORIA**  
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- SUPERBLY LOCATED TWO BED TWO BATH 6TH FLOOR APARTMENT.
  - NO CHAIN!! & VACANT POSSESSION.
  - MASTER ENSUITE. FAMILY BATHROOM.
  - ALLOCATED PARKING, INTERCOM ENTRY, LIFT, GYM.
  - OPEN PLAN LOUNGE KITCHEN WITH INTEGRATED APPLIANCES.
- IDEAL CITY CENTRE LOCATION, NEAR AMENITIES & TRANSPORT LINKS.**



- Well presented two bedroom, two bathroom 6th Floor apartment.
- Great Location 1 minute walk from the Town Centre & Docks
- Internal Viewings Recommended, Close to Amenities & Trans Links.
- Master shower en suite.
- Open Lounge/Kitchen Area

### Full Description

Mistoria Estate Agents are pleased to offer for sale this superbly located two bedroom apartment in Beetham Plaza, where comfort and style converge in this delightful apartment. Nestled in the heart of Liverpool City, this residence offers a perfect blend of modern convenience and inviting charm.

**Thoughtful Design:** Step into a space designed with your lifestyle in mind. The open concept living area provides a welcoming atmosphere, perfect for both entertaining guests and relaxing after a busy day.

**Prestigious Abode:** This two bedroom, sixth floor WOW FACTOR apartment in the heart of the business district, situated within the estimable Beetham Plaza, has a secure underground car parking space.

**Tranquil Bedrooms:** Retreat to the comfort of two well appointed bedrooms, with the master en suite. The generous closet space ensures that you have ample room for all your wardrobe essentials.

**Inviting Ambiance:** Large windows flood the apartment with natural light, creating a bright and airy ambiance. The neutral colour palette and tasteful finishes provide a canvas for personalisation, allowing you to make this space truly your own.

**Convenient Location:** Enjoy the convenience of being in close proximity to the Albert Docks, including Liverpool One shopping centre, numerous dining options, and recreational facilities. 602 Beetham Plaza is strategically located, making it easy to

embrace the vibrant energy of the community. This stunning abode is in walking distance of attractions such as the Beatles Story, Tate Gallery, Maritime Museum, Yellow Duck Tours, Mersey Ferries and the Liverpool Echo Arena.

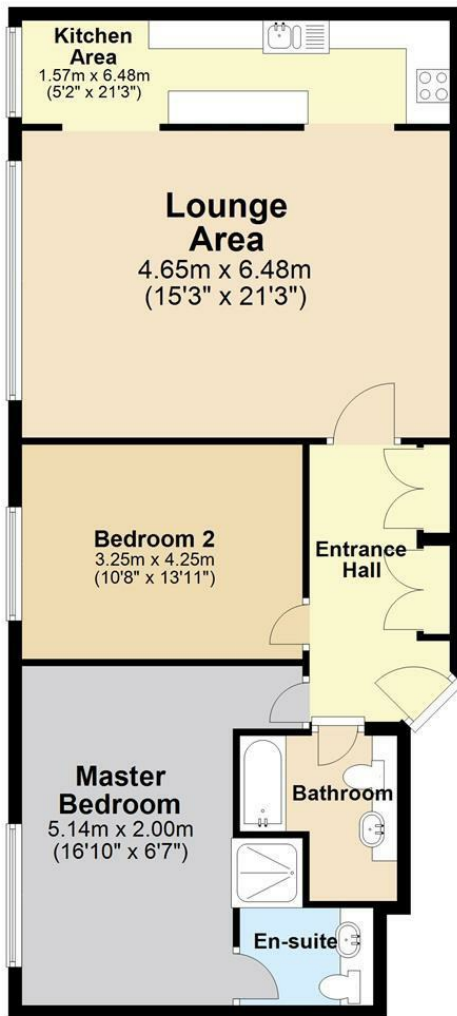
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• Alarmed & Intercom Facility, Lift to all Floors. • Reduced to sell. Vacant Possession No Chain!!! • Leasehold 124yrs Sc £882 pq  
Ground rent £150 pa • Secure underground parking, Gymnasium, Concierge. • CALL MISTORIA ESTATE AGENTS 0151 2821539  
TODAY VALUE!!!

### Sixth Floor

Approx. 92.0 sq. metres (990.0 sq. feet)




Total area: approx. 92.0 sq. metres (990.0 sq. feet)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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