



40 Pall Mall, Liverpool, L3 6ES
Offers Over £100,000

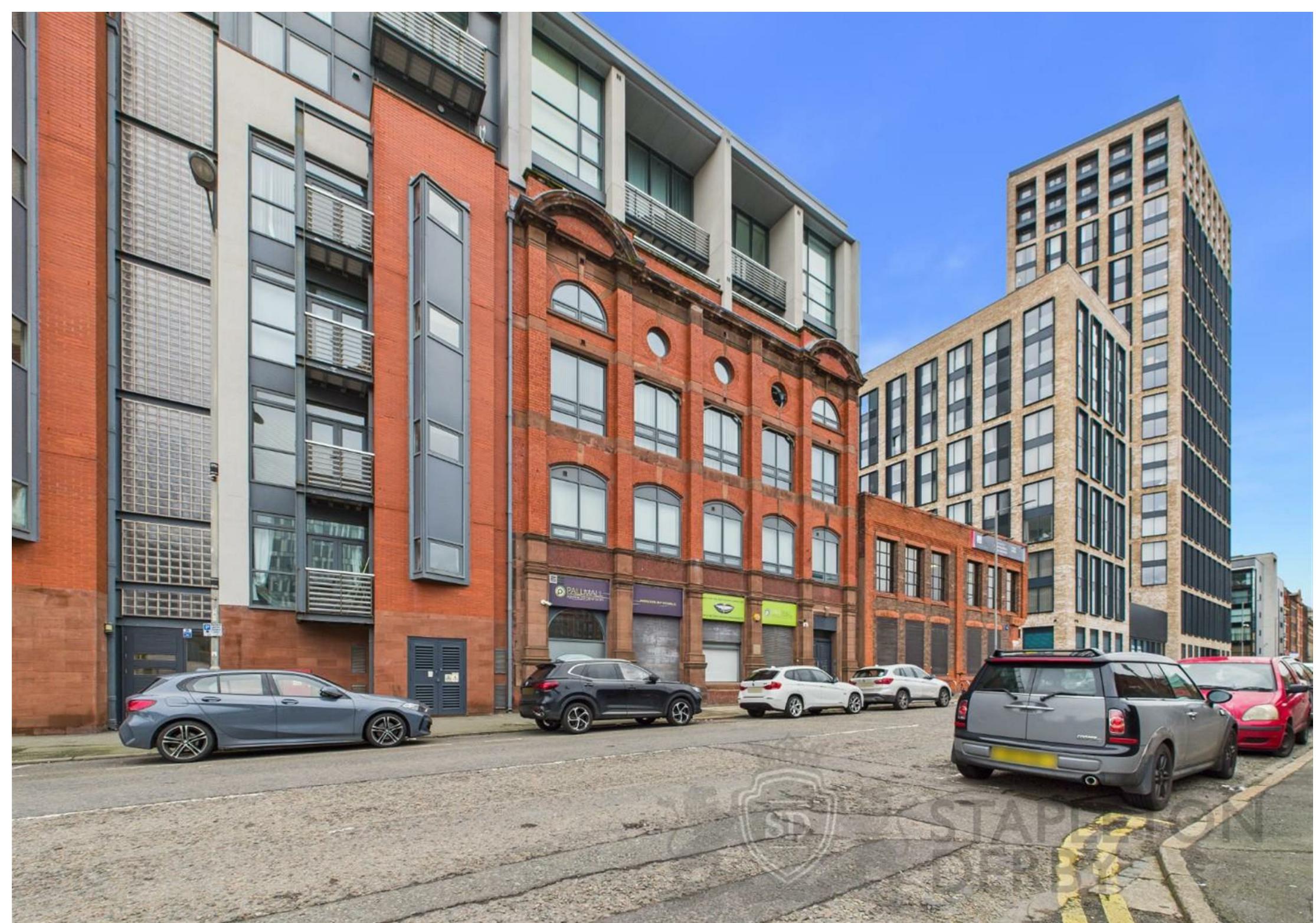
 **STAPLETON
DERBY**

Positioned in the vibrant heart of Liverpool, this well-presented one-bedroom studio apartment offers modern city living within one of the city's most dynamic districts. Located on Pall Mall, the property places residents just moments from the business quarter, Liverpool One, the waterfront, and an excellent selection of cafés, bars, and cultural attractions.

The apartment provides a bright, open-plan living space with a practical layout ideal for both owner-occupiers and investors. With secure entry, lift access, and strong rental demand in the area, the building is popular with young professionals seeking convenience and connectivity.

This is an excellent opportunity to secure a low-maintenance home or a reliable buy-to-let in one of Liverpool's most sought-after central locations.









Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	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		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.