



6, 53 Ullet Road, Liverpool , Merseyside L17 2AA
Asking price £129,995

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Bluerow Homes are delighted to bring to market a two bedroom Penthouse apartment located on Ullet Road, opposite St. Agnes' Field. This lovely second floor apartment is being offered for sale. This area is highly sought after, being a stones throw from the beautiful Sefton Park, and having Lark Lane accessible on foot, with its wonderful variety of bars, restaurants and shops. There are frequent bus links to the city centre, and popular schools nearby.

The apartment with no onward chain is ready for the discerning purchaser to move straight in. It briefly comprises of an entrance hallway, open plan lounge and stylish fitted kitchen with attractive views, white fitted bathroom and two double bedrooms. Outside there are communal gardens.

Viewing is essential to appreciate all that this property offers

Figures to be verified
 Lease length 999 years commencing 2004
 Service charge £1466 per annum
 Ground Rent £233 per annum

Hallway
 Carpet Flooring. Alarm Panel and intercom entry system. Large storage cupboard. Doors leading to all rooms.

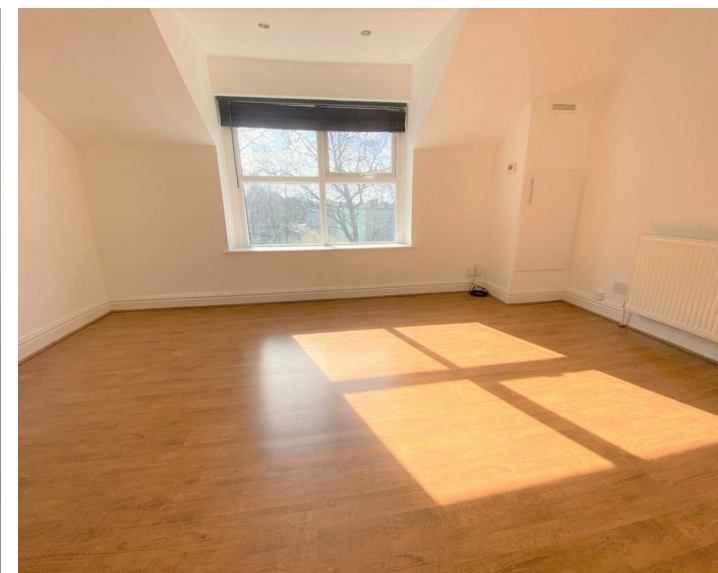
Living / Dining Area
 Wood laminate flooring. Large Upvc double glazed window with front aspect over St. Agnes' Field opposite. Cupboard housing gas fired combi boiler. Down lighted. Radiator. Open to:

Kitchen Area
 Fitted kitchen comprising; wall and base cupboards with contrasting work surfaced. Integrated fridge with freezer compartment. Washing machine. Gas hob, oven and chimney style extractor hood. Stainless steel circular sink with mixer tap and draining board.

Bedroom One
 Good size double bedroom with Upvc double glazed window with rear aspect. Radiator. Carpet flooring. Ceiling light.

Bathroom
 Three piece white suite comprising; panel bath with shower attachment and glazed screen. Low level W.C., Pedestal wash hand basin. Part tiled walls. tiled floor.

Bedroom Two
 Double bedroom with Velux Double glazed window. Built in closet. Carpet Flooring. Radiator. Down lights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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