



Portside House 29 Duke Street, Liverpool, Merseyside L1 5AQ

Asking price £95,000

Investment Opportunity!

Bluerow Homes are pleased to offer this tenanted one bedroom, 2nd floor apartment situated in the desirable location of Duke street.

Portside House is located within the popular Ropewalks area which is a short walk to Liverpool One, offering a vast array of shops, bars, restaurants and cinemas. Public transport links and access to road and rail networks are all within walking distance. A great location for someone who wants everything on their doorstep.

The apartment briefly comprises of entrance hall, spacious open plan living/kitchen area, one double bedroom and a bathroom. Externally there is a well maintained communal area.

Figures are to be verified

Tenure: Leasehold

150 years from 2008

Service charge £1127 per annum

Ground Rent £240 per annum

Current rent receiving is £525 pcm and the tenancy is on a periodic.

- Investment Opportunity
- Double glazing
- One bedroom
- City centre location
- Second floor apartments
- EPC Rating C

Portside House Development

Investment Opportunity!

Bluerow Homes are pleased to offer this tenanted one bedroom apartment situated in the desirable location of Ropewalks Liverpool City Centre.

Portside House is located within the popular Ropewalks area of the City Centre which is a short walk to Liverpool One, offering a vast array of shops, bars, restaurants and cinemas. Public transport links and access to road and rail networks are all within walking distance. A great location for someone who wants everything on their doorstep.

The apartment briefly comprises of entrance hall, open plan living/kitchen area, one double bedroom and a bathroom. Externally there is a well maintained communal area.

Communal Entrance

Entrance Porch: postboxes, lift and staircase to upper floors

Apartment Entrance

wood flooring, wall mounted electric heater, 2 x ceiling lights, storage cupboard housing hot water cylinder and electric meters

Living/Dining/Kitchen Area

14'0" x 13'11" (4.280 x 4.252)

Living / Dining area Part Tiled walls, wood flooring on living/dining area and tiled around, 2 x double glazed windows

kitchen area, integrated oven, hob and extractor, free standing fridge and freezer, washer/dryer (no d/w), stainless steel sink and drainer unit. part tiles splash back. Down lighters,

Bathroom

Three piece white Bathroom suite comprising Pedestal wash hand basin, Panel bath with glazed screen with shower over, chrome heated towel rail, part tile walls and floor

Double Bedroom

10'11" x 9'11" (3.344 x 3.037)

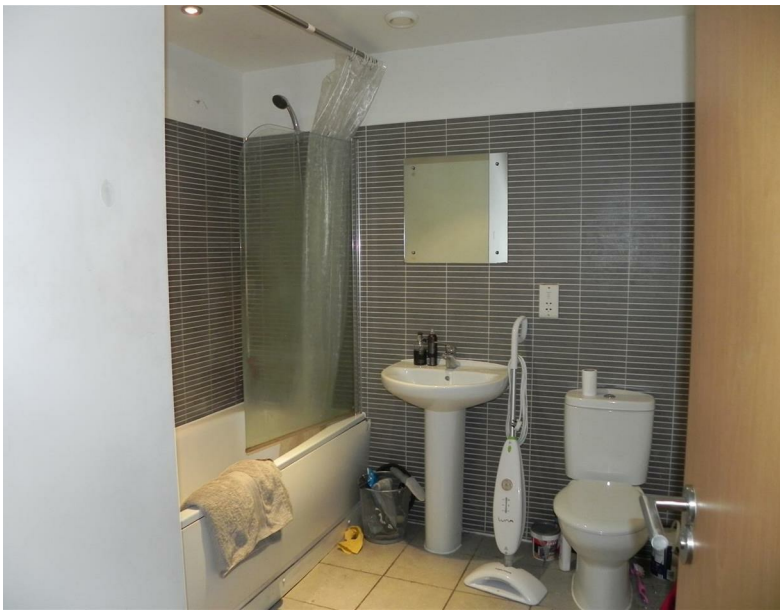
Wall mounted electric heater, Double glazed window, carpet flooring, ceiling lighting

Communal area's

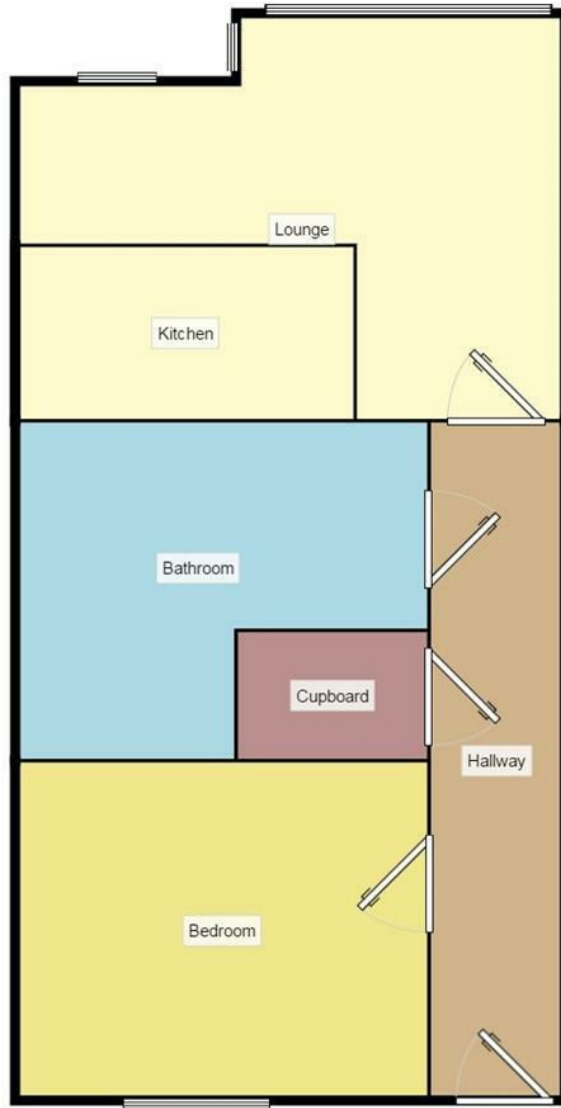
Decked communal seating area for all residents to enjoy

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Ground Floor
Floor Size: 45.4 m², 488.6 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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