



**24 Argyle Street, Liverpool , Merseyside L1 5DL**  
**£189,950**

**bluerow**  
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Bluerow Homes are pleased to offer for sale this well presented two bedroom, duplex apartment located on the popular Argyle Street in Liverpool's City Centre. The property is located close to the Liverpool One shopping centre which features many bars and restaurants, The Albert Dock is also easily accessible. The accommodation which demands an early viewing to be fully appreciated, briefly comprises; entrance hall, living/dining/kitchen room with Terrace off, a master bedroom with en suite shower room, a further bedroom and bathroom to the lower floor.

Located in the Ropewalks area of the City Centre the property is a short walk from the Liverpool One shopping centre and the Albert Dock. Bars and Restaurants are within easy reach. Public transport access out of the city centre is readily available and major road networks are also easily accessed.

For further information or to arrange a viewing please contact Bluerow Homes on 0151 709 9638 or alternatively email us on sales@bluerowhomes.co.uk

### Argyle Court

#### Location

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### Communal Entrance

Secure entrance at ground floor level with lift and stairs to all floors.

### Apartment Entrance

Lower level entry

### Hallway

Wood effect laminate flooring. Wall mounted electric heater. Intercom system. Storage cupboard Understairs. Ceiling lights

116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

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www.bluerowlettings.com

### Master bedroom

11'8" x 8'9" (3.58 x 2.69)

Wall mounted electric radiator, 2 double glazed sash style windows with Westerly aspect, carpet flooring. Door leading to;

### Ensuite Shower Room

Step in double width shower, Roca fittings including wash hand basin, w.c., tiled walls and floor, double glazed sash style window with westerly aspect

### Bedroom Two

9'11" x 9'1" (3.04 x 2.79)

Wall mounted electric radiator, double glazed window with central building aspect, carpet flooring

### Family bathroom

Roca fittings including a bath, wash hand basin, w.c., tiled walls and floor

### Staircase

Carpet staircase leading to Entertaining upper floor

### Living/Dining/Kitchen Room

13'9" x 12'5" (4.21 x 3.81)

Modern wall and floor cupboards, with contrasting work surfaces, integrated fridge, freezer, oven, hob, extractor, dishwasher, sink unit with mixer, double glazed window to internal court yard area, open plan to living room with floor to ceiling, wall to wall, double glazed doors leading to west facing terrace

### Terrace

Good size West facing terrace with City views

### Parking

Underground secure allocated space for one car

### Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that

there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

