



**Apartment 10 38 Ullet Road, Liverpool, Merseyside L17 3BP**  
**£149,950**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to welcome to the market this beautifully presented top floor apartment set within a stunning Victorian property. Perfectly located next to Sefton Park and within walking distance of Lark Lane which offers an array of independent shops and restaurants.

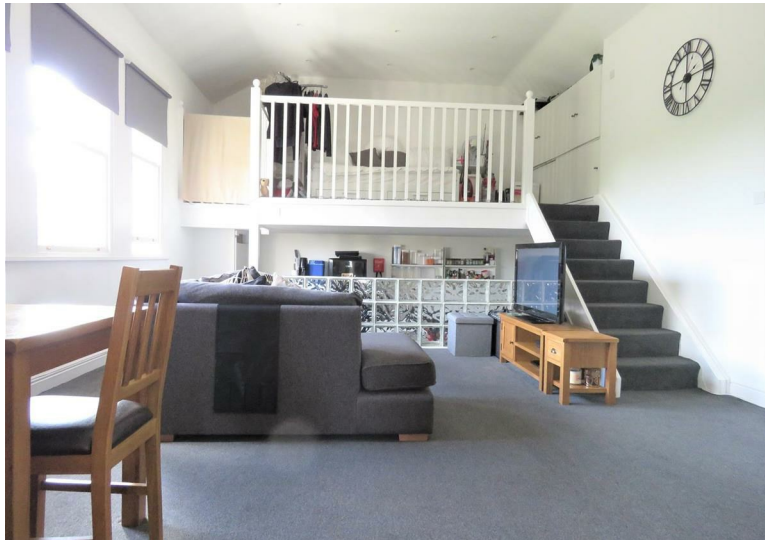
The property itself comprises of hallway leading to bathroom, Open plan lounge with a mezzanine level offering ample space for a study area or guest facilities and a lower level boasting a contemporary Kitchen and a spacious double bedroom which can be accessed via the lounge which offers picturesque views over the communal gardens.

125 year lease from June 1997

Service charge £2,308.23 per annum

Ground rent £50 per annum

Council tax band C



### **Communal Entrance**

Beautiful grand entrance with mosaic patterned floor tiles and secure fob entry system. Mailboxes and stairs to upper levels.

### **Hallway**

Carpeted floor and intercom handset.

### **Bathroom**

White fitted bathroom suite comprising of panelled bath with shower over, WC, wash hand basin and towel rail. Tiled walls and floor.

### **Lounge area**

Open to Kitchen and upper mezzanine level, carpeted floor, radiator, 3 sash windows, part glass partition to kitchen area, stairs up to mezzanine level and stairs down to Kitchen area.

### **Kitchen**

Fitted kitchen consisting of floor units, stainless sink, integrated Oven and Hob, washing machine and space for fridge freezer (black fridge/freezer in picture not included)

### **Bedroom**

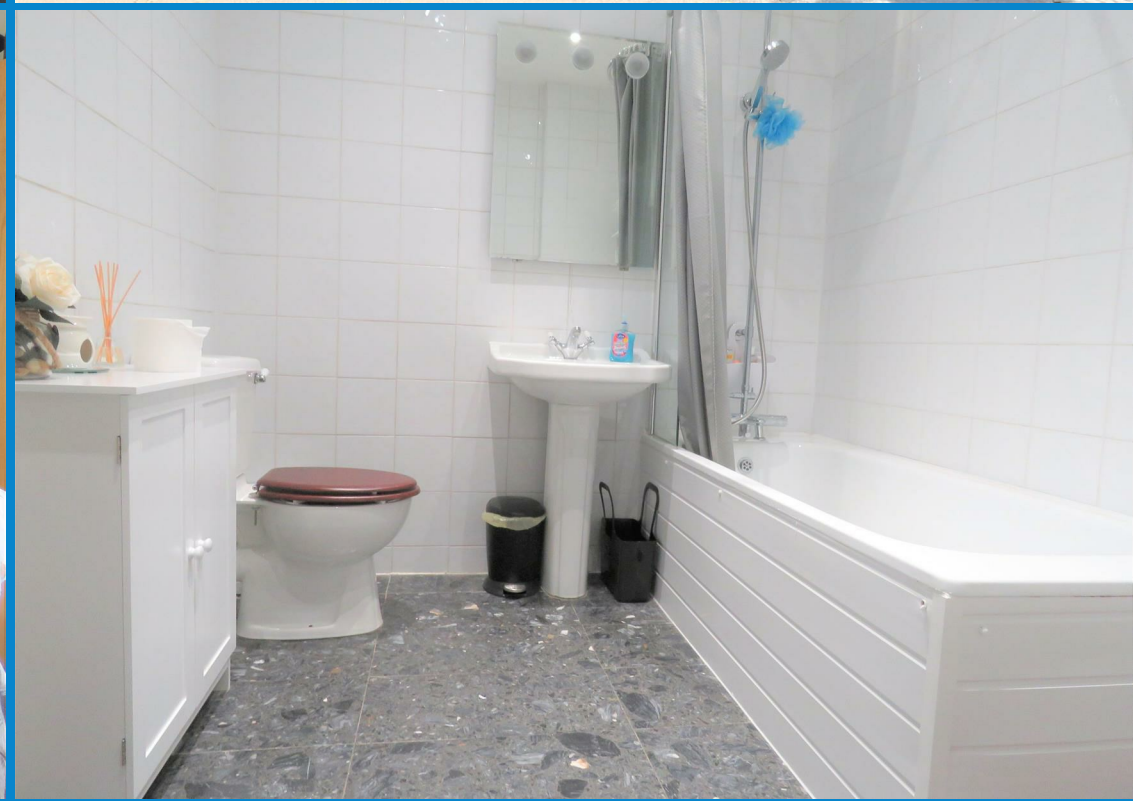
Carpeted floor, radiator, 2 large sash windows.

### **Mezzanine level**

Carpeted floor and built in storage.

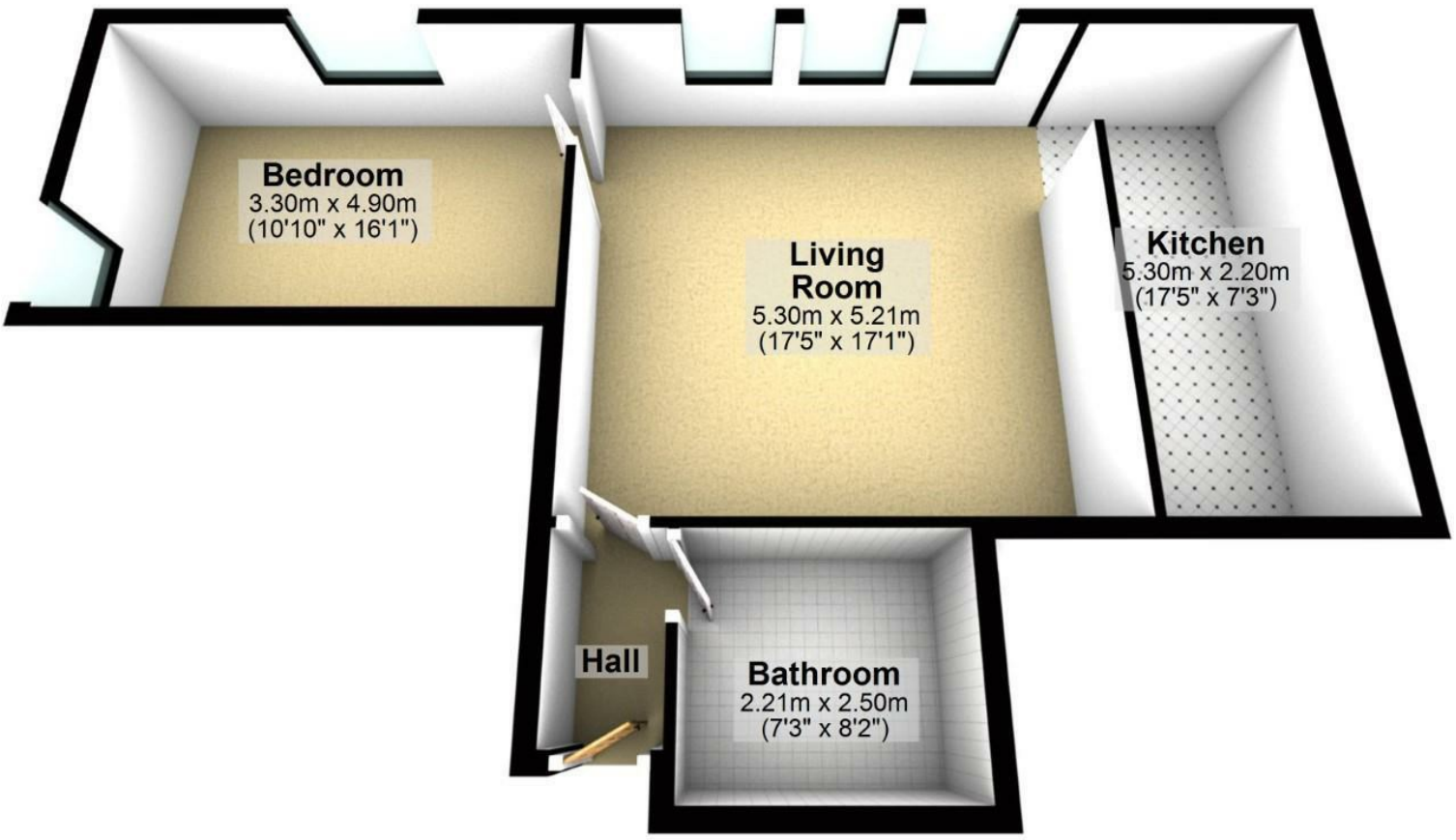
### **Parking**

Parking open air, not allocated





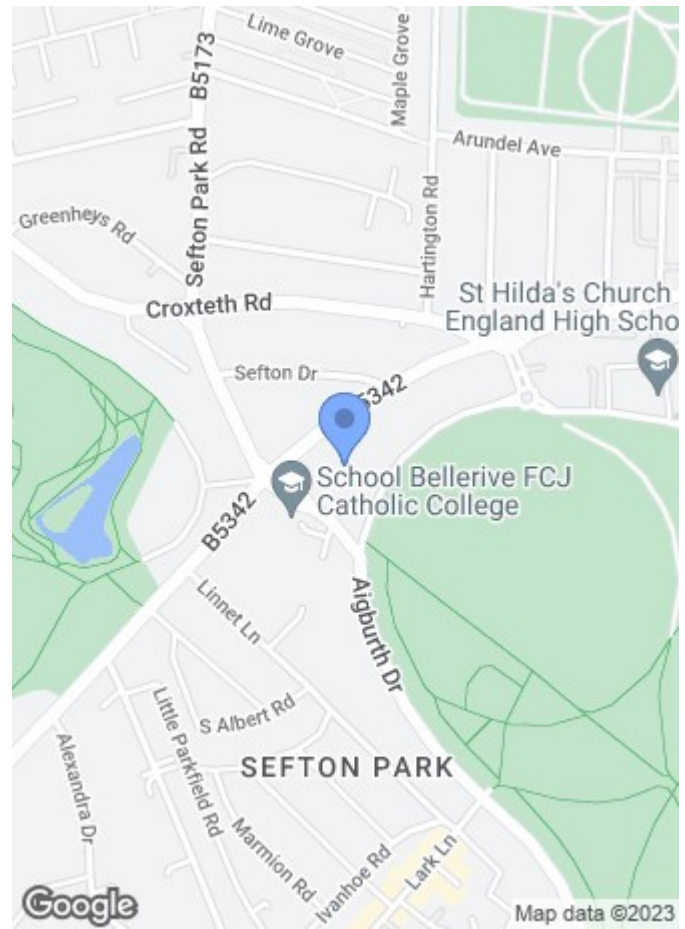
### Third Floor



Measurement are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		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	
		49	57

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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