



## 77 View 146 Conway Street, Liverpool, Merseyside L5 3BA

### £70,000

#### ATTENTION INVESTORS

Bluerow Homes are delighted to offer a seventh floor Studio apartment within View 146 development. Located North of the City, on a bus route into the city and surrounded by acres of parkland.

This seventh floor apartment adopts a contemporary theme, laminated flooring and double glazed windows with views towards the Estuary and beyond.

Kitchen with built in oven and hob, living room, bedroom area leading to well appointed shower room.

Property benefits from secure allocated parking.

This property is currently tenanted on an unfurnished basis.

Figures to be verified

Lease length 999 years from 2004

Service charge £876 per annum which includes a £130 proportion towards sinking fund

Rent receiving £700 pcm from June 2026

Viewing highly recommended!!

### **Communal entrance**

Security gates at entry, with intercom entry system. Communal post box collection point, lifts and stairs to all floors

### **Apartment entrance**

Laminate flooring, hot water Cylinder. Washer/dryer

### **Kitchen area**

12'6" x 8'7" (3.83 x 2.64)

3 Double glazed windows floor to ceiling . Laminate flooring, Island with built in electric oven and Hob. Chimney hood. Down lights . Free standing fridge with freezer compartment. Stainless steel sink drainer unit.

### **Living area**

13'7" x 9'7" (4.15 x 2.94)

3 Double glazed windows. Wall mounted electric heater .Storage heater . Laminate flooring

### **Bedroom area**

9'5" x 9'5" (2.872 x 2.888)

3 Double glazed windows. Electric wall heater. Laminate flooring

### **Shower room**

Shower, Wash hand basin, Vanity Unit, Low level WC with concealed cistern.

### **Car parking**

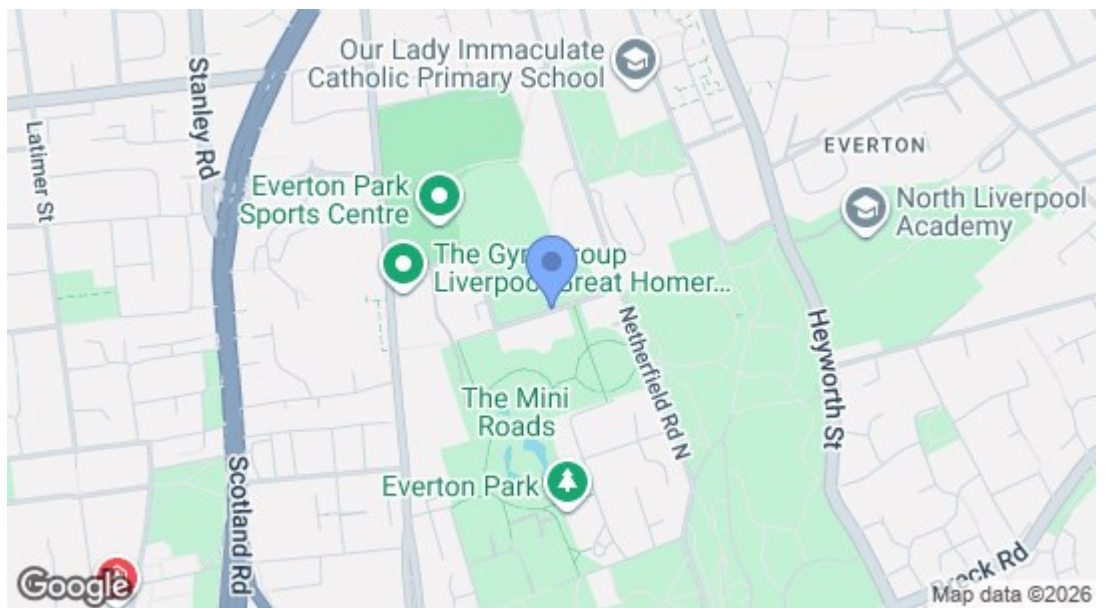
Secure allocated parking

### **Residents Gym**

There is a residents gymnasium located in the block free for all residents to access and use



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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