



**Apartment 105 31 Strand Street, Liverpool , Merseyside L1 8LN**  
**Asking price £130,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to offer for sale a fabulous apartment in this landmark development located adjacent to the Liverpool One Shopping Centre which offers amazing views of the Albert Dock and River Mersey.

The apartment has stylish and contemporary living space including a private entrance hall, spacious living/dining area, fitted kitchen, double bedroom and modern bathroom with Hansgrohe fittings.

The development has 24 hour concierge, lifts to all floors, double glazing and gas central heating.

ATTENTION INVESTORS = 6% yield  
Tenanted on a periodic with a professional couple having resided in since 2015 at £650pcm

We are advised on the figures below, yet to be confirmed;  
Lease 125 Years from 2008  
Service charge £ 1798  
Ground rent 175 pa

**LOCATION:**  
Located in the heart of Liverpool One, One Park West is arguably the most desirable location in the City Centre with immediate access to the Shops, Bars and Restaurants. The development is also situated opposite the world famous Albert Dock where you will find cultural attractions such as the Tate Liverpool, the Beatles Museum and Maritime Museum. James Street station is within walking distance and provides access to the Liverpool Circle, Northern and Wirral Rail links.

### Communal Entrance

The development benefits from a 24 hour concierge service, well maintained communal areas and gardens. Post collection room and lifts and stairs leading to all floors

### Apartment Entrance Hall

At first floor level, carpet flooring, down lights, radiator, storage cupboard plumbing for washing machine.

### Living Area

13'8" x 11'5" (4.19 x 3.50)

Intercom entryphone system, two radiators, large double glazed window with fitted blinds benefiting from stunning views including the Albert Dock, Mann Island and the Three Graces

Open to;

### Dining Kitchen Area

13'8" x 9'6" (4.19 x 2.92)

High gloss grey and off white wall and floor cupboards, drawers and work surfaces, stainless steel 1 1/2 bowl sink with mixer tap, integrated appliances include dishwasher, oven, hob and extractor, fridge, tiled floor to kitchen area, carpet floor to dining area

### Double Bedroom

11'2" x 10'3" (3.42 x 3.14 )

Carpet flooring, built in storage cupboard, radiator, large double glazed window with fitted blinds, with stunning views

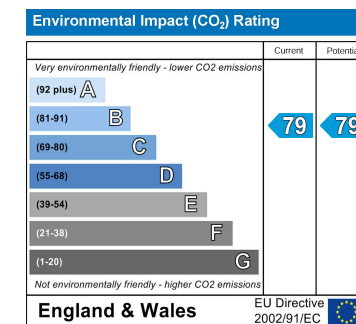
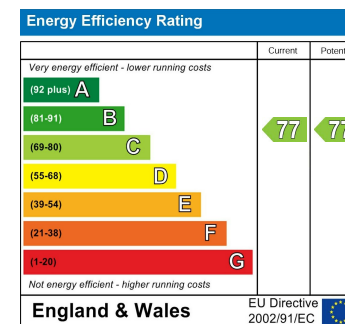
### Bathroom

White suite comprising a panelled bath with shower over and glazed screen, wash hand basin, low level w.c., wall mirror, shaver point, heated chrome towel rail, tiled walls and floor, down lights

### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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