



**Liberty Place 10 Madison Square, Liverpool , Merseyside L1 5FD**  
**Asking price £135,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are offering for sale an UNDER MARKET VALUE property. Tucked away in the vibrant Liverpool City Centre is this modern two bedroom apartment, with SECURE UNDERGROUND PARKING. The property consists of an open plan, Living/Dining/Kitchen area, family bathroom, two double bedrooms, balcony, storage space and is located on the first floor.

Located just a short walk from the Liverpool One shopping district and Liverpool's lively bars and restaurants this really is a gem of a city centre apartment.

EPC Grade B.

Viewing is highly recommended so do not waste any time to book yours!

Figures to be Verified  
 Lease 150 years from 2002  
 Service Charge £1538 Per annum  
 Ground Rent £100 per annum

**Communal Entrance**

**Apartment Hallway**

**Living/Dining/Kitchen**  
 18'2" x 11'10" (5.56 x 3.63)

**Balcony**

**Bedroom One**  
 12'7" x 8'11" (3.85 x 2.73)

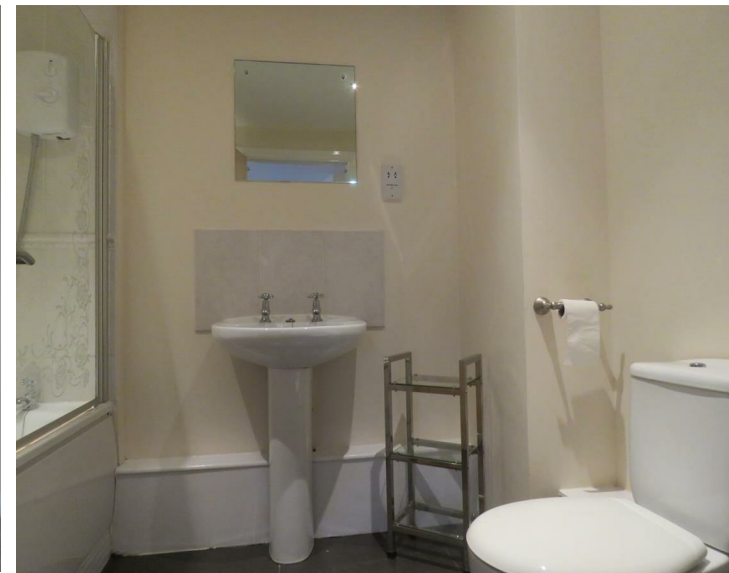
**Bedroom Two**  
 8'1" x 8'2" (2.48 x 2.50)

**Bathroom**

**Parking**

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			
		84	86
England & Wales		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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		76	77
England & Wales		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com