



## 2t Lukes Chambers 1-5 Berry Street, Liverpool, L1 9DF £775 Per month

\*\* Investment opportunity, Fixed term tenancy in place achieving £675pcm \*\*

This one bedroom apartment very centrally located, convenient for shops and Lime Street station, universities and cultural quarter, in this converted building.

The property briefly comprises; Communal entrance, apartment hallway, open plan living/dining/kitchen, shower room and double bedroom, electric heating, sash windows.

Viewings recommended

Lease 999 year from 2005

service charges £1110 per annum

Cash Only

- One Bedroom Apartment
- Vacant Possession
- City Centre Location
- EPC Rating E
- No Onward Chain

**Communal Entrance**

meter cupboards, stairs to upper floors

**Apartment Entrance**

Located on the first floor, carpet floor entrance, down lighters, doors leading to all rooms.

**Kitchen Area**

wall and base units, work surfaces, oven, hob, extractor, fridge and freezer, washing machine, open to living/dining room

**Living Dining Area**

measurements include kitchen, three secondary glazed windows, two wall mounted electric radiators

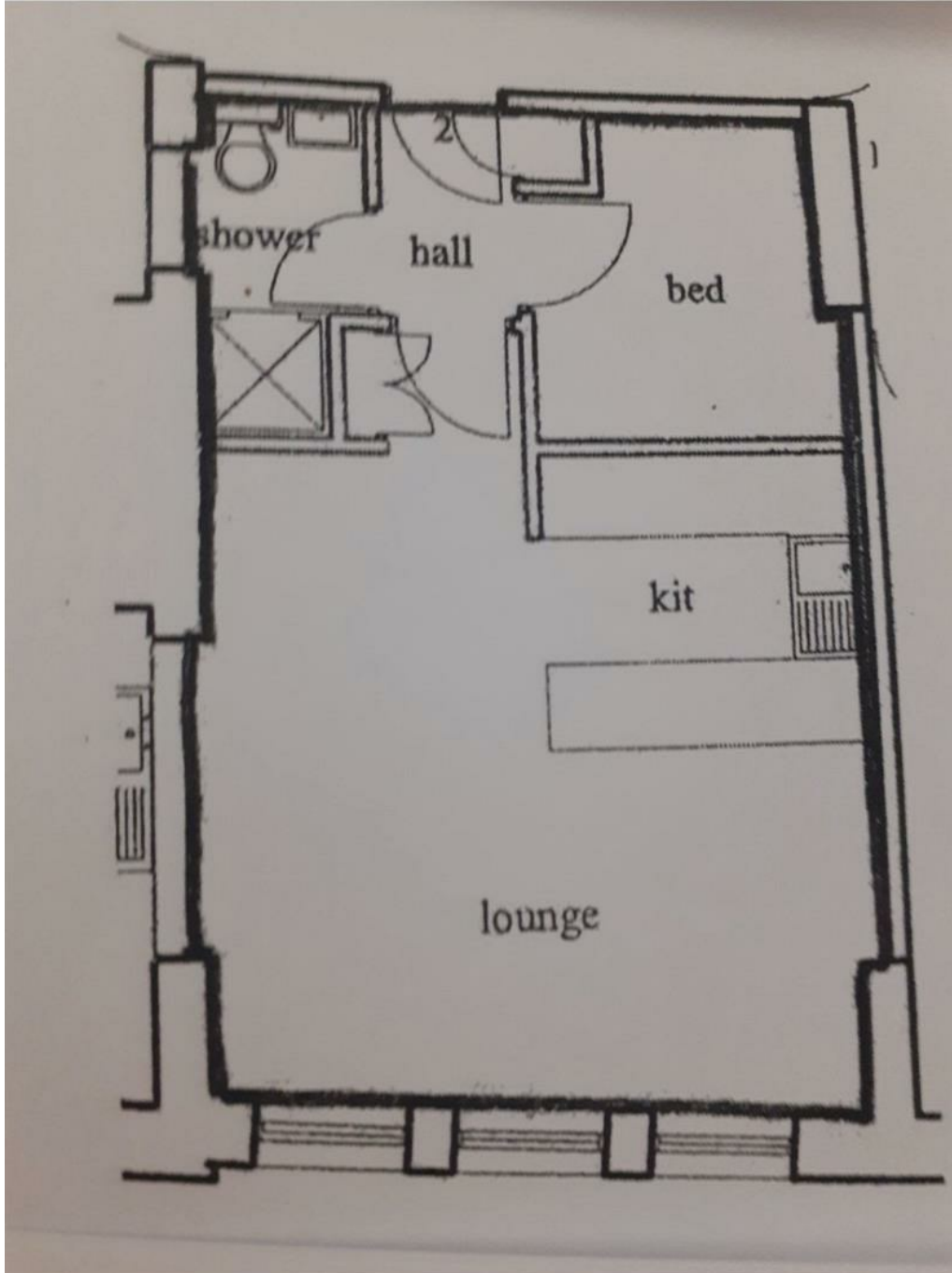
**Bedroom**

carpet flooring, wall mounted electric heater

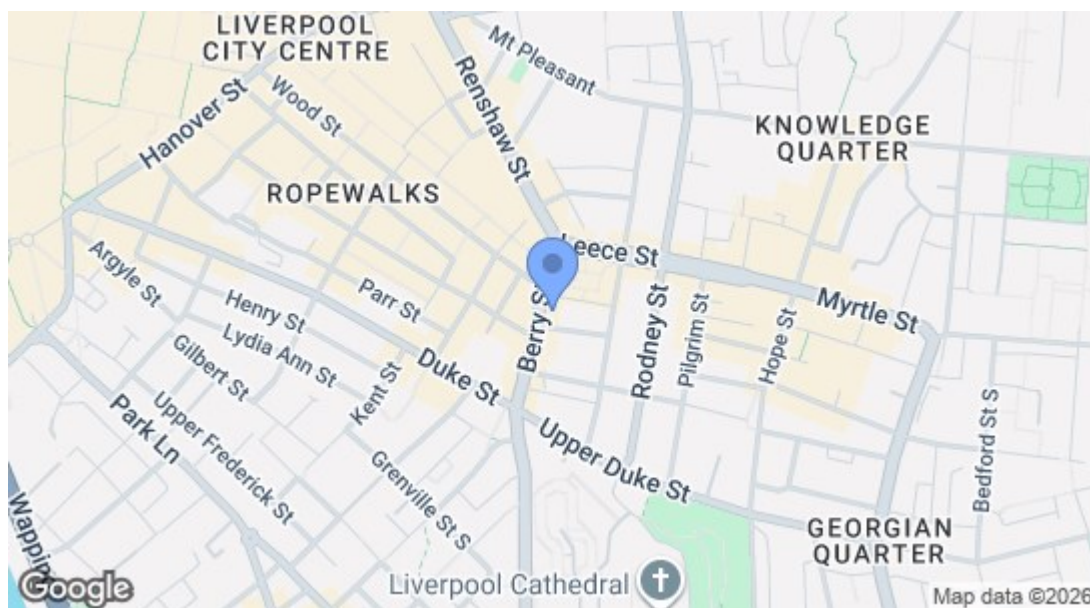
**Shower Room**

wash hand basin, w.c; step in electrical shower, part tiled, extractor fan, vanity cupboard





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		51	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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