



## The Tea Factory 80, Wood Street, Liverpool, Merseyside L1 4DQ £174,000

Bluerow Homes are delighted to offer this hidden gem of an apartment, situated in the heart of the city. The contemporary design offers 2 bedrooms, 2 bathrooms (one en-suite), a well planned kitchen and a spacious living/dining area. Balconies to either side and a roof terrace with breathtaking views across the city and out across the Mersey. Offered as either an investment opportunity (tenants in situ) or an enviable city centre home, this property needs to be seen to be appreciated.

### Communal Entrance

The building can be entered from either Wood Street or Fleet Street by secure fob access into the communal entrance. Lift access to the residential floors and the Concierge's office.



### Entrance hallway

From the front door the hallway leads either straight onto the bedrooms and bathrooms or left to the kitchen and living area. cupboard housing Worcester gas boiler and plumbing for washing machine.



### Kitchen

8.5 x 9 (plus walk through) (2.44m.1.52m x 2.74m (plus walk through))

This well designed kitchen offers a range of wall and base units, fitted oven and hob with extractor fan over and integrated fridge freezer.



### Living/Dining Room

11'7" x 23'1" (3.54 x 7.06)

Stepping down from the kitchen area into this spacious living/dining area with 2 pairs of bi-fold doors that lead to one of the balconies.



### Bedroom 1

13'8" x 11'3" (4.19 x 3.45)

2 pairs of bi-fold doors leading to one of the balconies, radiator, carpets and up lighters, door to en-suite.



### En-suite shower room

White low level wc and wash hand basin, step in shower unit. Tiled floor, extractor fan, tiled walls

### Bedroom 2

2 pairs of bi-fold doors, carpet, radiator and uplighters



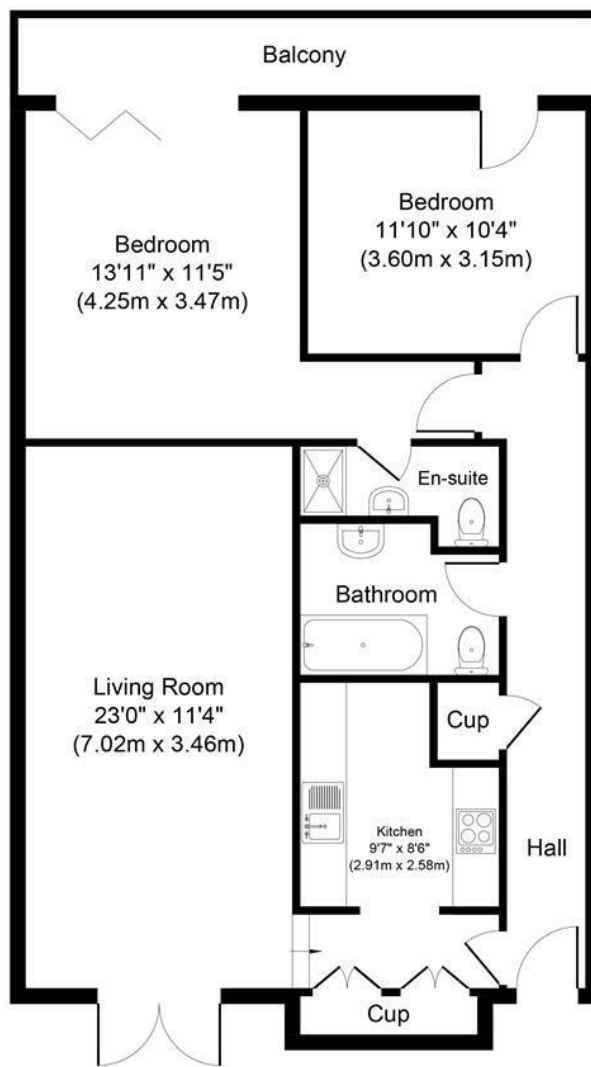
### Roof Terrace

Accessed from the communal landing area, the roof terrace offers panoramic views across the city and out over the Mersey to the Wirral and beyond

### Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage

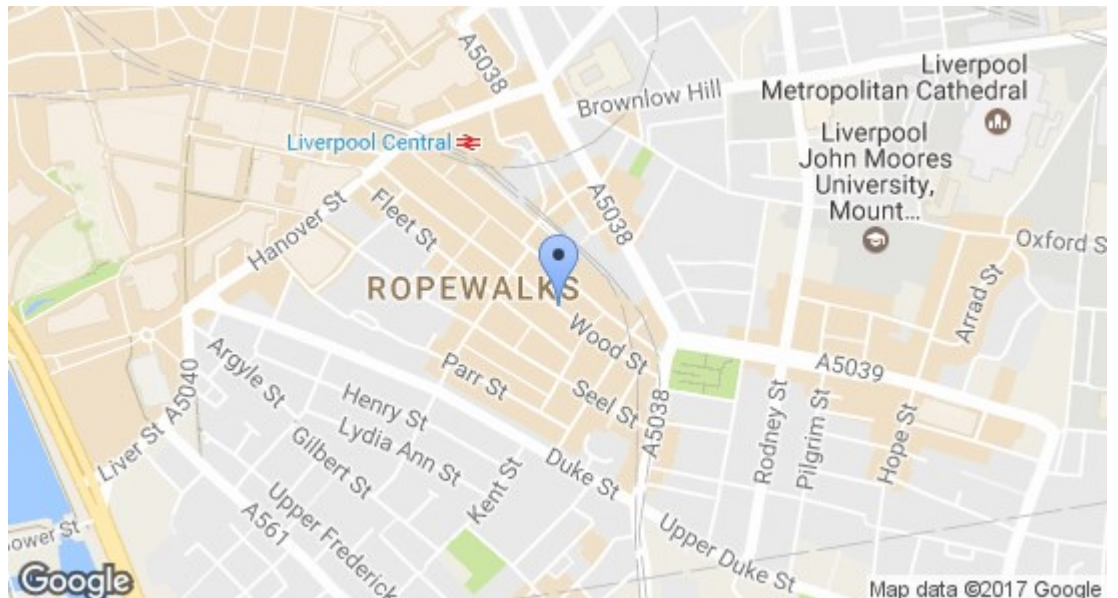
and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised 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 WHATEVER IN RELATION TO THIS PROPERTY.



**Approximate Floor Area**  
**903 sq. ft**  
**(83.92 sq. m)**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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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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