



**Apartment 5 1 Bertram Road, Liverpool , Merseyside L17 8UE**  
**Asking price £165,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to welcome to the market this top floor apartment situated on Bertram Road.

Perfectly situated in a sought after location, within walking distance of Sefton park and Lark Lane which offers an array of independent bars and restaurants.

The property comprises of hallway leading to a spacious open plan living, kitchen and dining area, bathroom, two double bedrooms and en-suite bathroom.

Leasehold - Lease details to be confirmed.  
Length of Lease - 999 years from 2006

**Apartment hallway**

Carpeted floor, intercom handset, door leading to lounge and bathroom

**Lounge area**

Carpeted floor , wall radiator, large bay windows.

**Kitchen area**

Fitted kitchen comprising of wall, base and drawer units, 1,5 stainless steel sink and drainer, space for free standing fridge freezer, plumbing for washing machine, integrated dishwasher, oven, gas hob and extractor hood. Tiled floor.

**Master bedroom**

Carpeted floor throughout, wall radiator and double glazed window.

**En suite bathroom**

Fitted white suite consisting of wash hand basin, WC and shower cubicle, chrome towel rail, tiled floor and partial tiled walls.

**Bedroom two**

Carpeted floor, wall radiator, double glazed windows.

**Bathroom**

White bathroom suite comprising of bath, WC and wash hand basin, chrome towel rail, tiled floor and partial tiled walls.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      | 67        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| 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 |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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