



**508 Plaza Boulevard, Liverpool , Merseyside L8 5RX**  
**Asking price £144,950**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to bring to the market a prestigious development impeccably situated close to the famous Albert Dock and the popular Liverpool One shopping centre.

Positioned on the fifth floor this modern, two bedroom, two bathroom apartment will charm you with its style.

Finished to a high standard throughout, the accommodation comprises of; Entrance hallway, Living/Dining area open to integrated modern kitchen, Two double bedrooms, En-suite Shower room and family bathroom. Benefiting from secure allocated parking.

We anticipate high volumes of interest on this property therefore early viewing is essential.

Figures yet to be verified

Lease length 250 years from 2008  
Service charge per annum 1406.66 PA  
Ground rent £381 PA

#### Lease information

Figures to be verified  
Length of lease 250 years from 2008  
Service charge (Apartment) £1481.66 per annum  
Ground rent £381.41 per annum

#### Key features

No chain  
Modern living at its finest  
Local area is a rental hotspot  
Close to the Liverpool waterfront

#### Communal Entrance

Intercom entry system, lift and stairs to upper floors. Communal postbox collection point. Refuse chute on each floor

#### Apartment Entrance Hallway

Spacious hallway with wood effect flooring, Two storage cupboards on housing hot water cylinder and plumbing for washing machine. Doors leading to all rooms.

#### Living Dining Room

15'11" x 11'6" (4.86 x 3.51)  
Wood effect flooring, wall mounted double glazed window offering partial City views including Liver Building. Intercom entry handset. Two suspended ceiling lights. Open to;

#### Fitted Kitchen Area

4'8" x 8'10" (1.44 x 2.70)

A range of wall, base and drawer units in stylish white high gloss finish and complementing work surfaces. Integrated appliances include; fridge, freezer, oven, hob and extractor hood, full size dishwasher. Stainless steel circular sink and draining board with mixer tap.

#### Bedroom One

14'6" x 10'5" (4.44 x 3.20)

A good site double bedroom with ample space for wardrobes. Double glazed window offering views of the city centre. Carpet flooring. Wall mounted electric heating, suspended ceiling light. Door leading to;

#### En-suite Shower Room

Contemporary fitted shower room comprising; fitted step up shower cubicle with glazed sliding door and fitted shower. Wash hand basin, low level w.c., with concealed cistern. Tiled walls and floor.

#### Bedroom Two

10'7" x 7'9" (3.23 x 2.38)

A double bedroom with double glazed window offering views of the city centre. Carpet flooring. Wall mounted electric heating, suspended ceiling light.

#### Bathroom

An elegant family bathroom comprising; panel bath with fitted shower over and glazed screen. Wash hand basin, low level w.c., with concealed cistern. chrome heated towel rail. Tiled walls and floor.

#### Car Parking

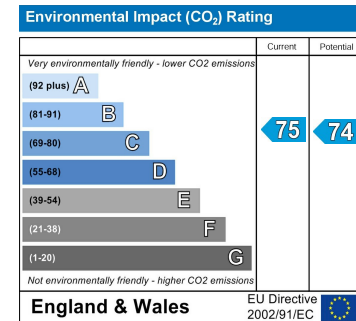
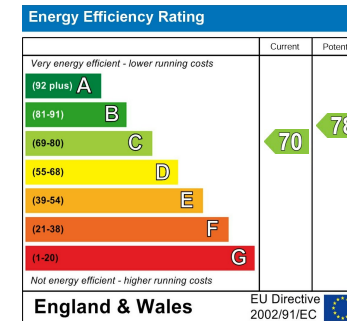
Under ground car parking space for one car access via electric fob operated gates

#### ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

#### 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.



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