

St Lukes Chambers 1-5 Berry Street, Liverpool , Merseyside L1 9DF
Asking price £99,950

Bluerow Homes have for sale a one bedroom apartment very centrally located, convenient for shops and Lime Street station, universities and cultural quarter, in this converted building.

Would be an ideal investment for a buy to let landlord looking to increase their portfolio and would also be suitable for first time buyers,.

Currently tenanted on a monthly periodic Tenancy at £690 per calendar month

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 £1020 per annum

Communal Entrance

meter cupboards, stairs to upper floors

Apartment Entrance

Located on the Second floor, wood laminate floor entrance, window, down lighters, doors leading to all rooms

Living/Dining/Kitchen Area

15'3" x 15'6" (4.67 x 4.74)

Three good size front facing wood sash windows, two electric radiators, wood laminate flooring, open plan to living/dining area

Kitchen area comprises; floor, wall and base units, stainless steel sink, integrated oven, hob, fridge and freezer, open plan to living/dining room

Bedroom

7'6" x 11'8" (2.31 x 3.58)

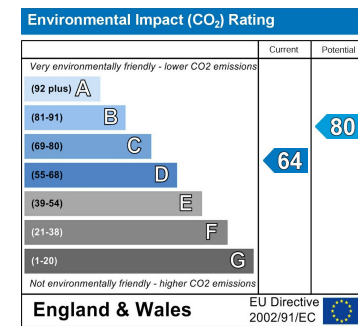
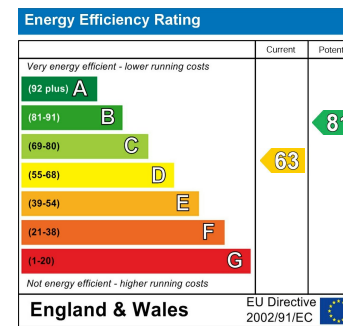
Rear facing, wood laminate flooring, wall mounted electric heater, ceiling light

Shower Room

Three piece suite comprising; wash hand basin, low level w.c., step in shower, extractor, part tiled walls, ceiling light

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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