



Apartment 5 Lydia Ann Street, Liverpool, Merseyside L1 5BW
Asking price £138,500

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ATTENTION INVESTORS

Bluerow Homes are delighted to offer for sale this well presented One Bedroom apartment situated within Liverpool City Centre. The property occupies a prominent position in the popular Ropewalks area of the city. The accommodation briefly comprises: Communal Entrance, Entrance Hall, Lounge/Dining Area, Kitchen, Bedroom and Bathroom. The property also benefits from a balcony and secure parking.

For further information or to arrange a viewing please visit www.bluerowhomes.co.uk. Alternatively, call us on 0151 709 9638.



Location

LOCATION:

Situated in the Rope Walks area of Liverpool City Centre the property is within close proximity to Bold Street and Fleet Street, near to the FACT Centre, a purpose-built centre for Film, Art and Creative Technology. Liverpool's thriving amenities including many bars, restaurants and shops are also easily accessible.

Currently tenanted on a fixed term furnished tenancy at £755 pcm.

Figures to be confirmed

Length of lease 999 from 2006

Service charge £1982 per annum

Ground Rent £100 Per annum

Communal Entrance

Intercom entry. Stairs and lift to all floors. Communal postbox collection point.

Apartment Hallway

Storage cupboard housing hot water cylinder. Wood laminate flooring. Electric wall mounted heater. Double glazed floor to ceiling window.

Living/Dining Area

Wood laminate flooring. Wall mounted electric heater. Double glazed windows and door leading to west facing balcony. Sliding door leading to fitted kitchen.

Kitchen Area

Wall, base and drawer units with contrasting work surfaces Integrated appliances include: electric oven, hob and extractor, dishwasher and washer/dryer Space for free standing fridge/freezer.

Double Bedroom

Wall mounted electric radiator. Double glazed window. Carpet Flooring.

Bathroom

Three piece white suite comprising panel bath with shower over, Pedestal wash hand basin. Low level W.C. Part tiled walls and floor Chrome heated towel rail. Wall mounted mirror. Shaver point.

Balcony

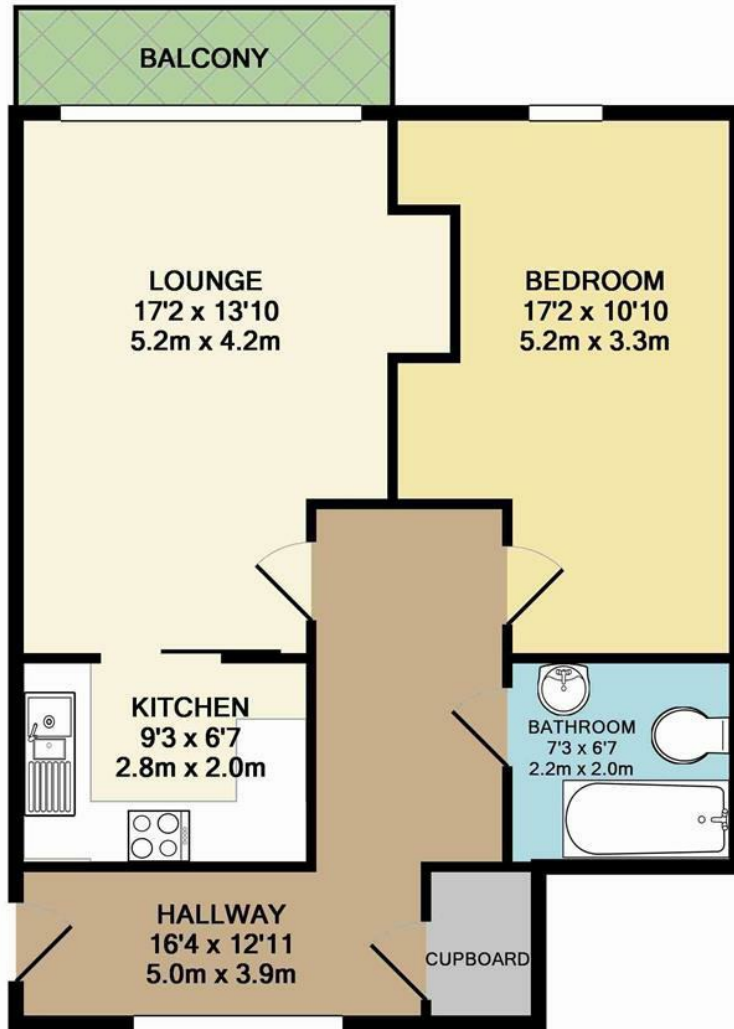
Westward facing balcony, with good views.

Car Parking

Underground, secure parking for one car.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			70
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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