



**38 Arch View Crescent, Liverpool , Merseyside L1 7BA**  
**Offers in the region of £152,500**

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Looking for a buy to let property ?

Bluerow Homes are delighted to offer for sale this second floor, two bedroom apartment situated in the iconic Arch View Crescent.

Property is currently tenanted on a fixed term tenancy until March 2021 achieving £675 per month.

Property is ideally located in the heart of the city and within walking distance of all the cities popular hot spots. Whether your looking to shop in Liverpool one, Dine out on Hope street or call into the Baltic Market , all are only a short stroll away.

Property is in close proximity to universities and transport links.

Property benefits from secure gated parking.

Figures to be verified, not confirmed  
 125 year lease from 25 December 1992  
 Service charge £157.36 pcm  
 Ground Rent £75 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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