



Lili May Mews 2C Belvidere Road, Liverpool , Merseyside L8 3TG
Asking price £179,950

Bluerow homes are delighted to offer for sale this unique and beautiful penthouse conversion in a development which combines elements of both Past and Present, situated on the fringe of the wonderful Princes Park. This building has been lovingly converted with ergonomics, quality design work together with a good level of specification to the kitchens, bathrooms and throughout the entire development working perfectly with the designers attention to details being paid to the restoration of many key elements of the existing building,

This penthouse, duplex apartment briefly comprises; Entrance hall, living room, dining kitchen, Bedroom with stairs to study area and/or dressing area, second double bedroom, bathroom and parking.

We are advised on the figures below, yet to be confirmed

Lease 999 Years
Service charge £1000pa
Ground rent £50pa

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Communal Entrance

Automated entry gates, intercom security system, CCTV in common areas, Postbox collection point, stairs leading to all floors.

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Apartment Entrance

Entering at 3rd floor level with Wood flooring, intercom entry handset, staircase with storage cupboard, leading up to Dining Kitchen and open to Living room

Living Room

21'2" x 9'1" minimum (6.47m x 2.77 minimum)

Five Velux style double glazed windows to side aspects, gas central heating radiator, feature exposed beams and wood flooring

Stairs

Carpet staircase leading from third floor up a level to Dining Kitchen

Dining Kitchen

10'8" x 12'0" (3.27 x 3.68)

A large fitted kitchen with white high gloss wall, base and drawer units and complementing work surfaces, integrated appliances include; fridge, freezer, dish washer, washing machine, gas four ring hob, electric oven with extractor hood above. Roof beams and original wooden ceiling rose with suspended ceiling light and down lights, vellum style double glazed window with views including Anglican cathedral. Tiled floor and part tiled walls

Bedroom One

8'8" min x 9'7" max (2.66 min x 2.94 max)

Carpet flooring, central heating radiator, Velux style double glazed window, paddle stairs leading up to;

Study area 3.63m max x 1.87m reducing to 1.34m, carpet flooring, ceiling light, with low height opening to;

Dressing areas 3.41m x 2.43 m carpet flooring and ceiling light

Bathroom

Three piece white suite comprises low level w.c., wash hand basin, panel bath with shower over, exposed roof beam, Velux style double glazed window

Bedroom Two

6'1" min x 10'3" max (1.86 min x 3.13 max)

Carpet flooring, gas central heating radiator, exposed beams, double glazed Velux style window

parking

off road, allocated car parking space for one car

