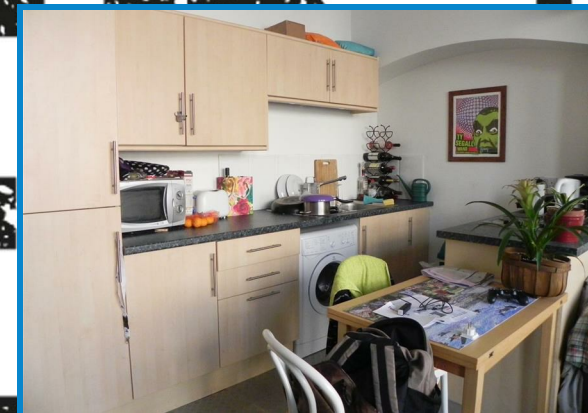


SAL



LAGRELL



St Lukes Chamber 1-5 Berry Street, Liverpool , Merseyside L1 9DF
No offers £82,500

bluerow
SALES | LETTINGS | INVESTMENTS

INVESTMENT OPPORTUNITY

Bluerow homes have for sale a tenanted one bedroom, first floor, city centre apartment which briefly comprises; Communal entrance, stairs to upper floors, private entrance, open plan living/dining/kitchen area, shower room, bedroom.

Centrally located conveniently for shops and Lime Street station in this converted building, walking distance to Liverpool University, positioned on the edge of the Georgian quarter.

Currently tenanted on a fixed term AST, fixed until August 2018 at £525 pcm

Lease term 999 Years
service charges £995per annum

Communal Entrance

meter cupboards, stairs to upper floors

Apartment Entrance

Located on the first floor, Carpet floor entrance, window, down lighters, doors leading to all rooms

Open plan Living/Dining/kitchen

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

Three good size front facing secondary glazed windows, two electric radiators, carpet 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 Room

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

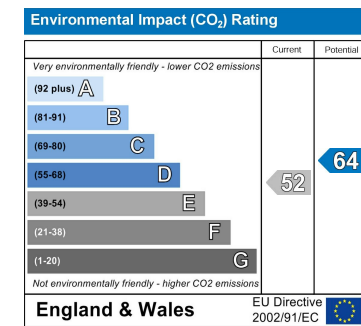
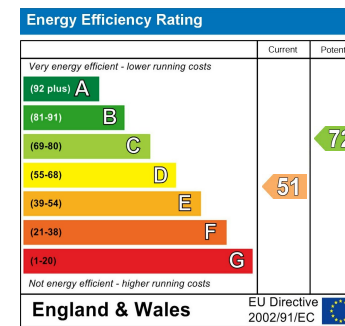
Rear facing, carpet flooring, wall mounted electric heater, ceiling light

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.o



116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com