



Apartment 22 Blundellsands Road East, Liverpool , L23 8XB
Asking price £99,950

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Bluerow Homes are delighted to present to the market with NO CHAIN this two bedroom First floor flat. Offering plenty of on site amenities offering independent living accommodation for 60+ making this property a fantastic RETIREMENT option.

Located on the first floor of this over 60's development and offering lift access, this property is ideal for any buyer wanting the security of having an on-site house manager and 24 hour care system.

The property briefly comprises of communal entrance with electronic doors and entry system. Communal elegant lounge, kitchen and laundry room. Lift access to all floors.

This apartment briefly comprises private entrance, spacious lounge/dining room with kitchen off. Two double bedrooms and shower room. The property benefits from UPVC double glazing and a Electric heating system. There are communal gardens to the rear with parking facilities.

Communal Entrance - Power assisted entrance doors with entry com system. Stairs and lift to upper levels. Doors to rear garden.

Communal Facilities - On site is an elegant and newly decorated communal lounge and kitchen. Laundry rooms with washing machine and dryers.

Details to be verified

Length of Lease 99 years from 1987

Service Charge £3091.23 Per Annum

Ground Rent £544.14 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

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