



**109b Admiral Street, Liverpool , Merseyside L8 4QN**  
**Asking price £189,000**

**bluerow**  
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Bluerow Homes is delighted to introduce to the sales market this outstanding two bedroom Duplex property, located within the popular residential area of Princes Park, L8.

Originally the former Belvidere Road Church, this unique conversion property exudes an abundance of character, retaining many original features whilst enjoying a contemporary feel. Upon entering the apartment, a smart reception hallway greets you and guides you into a fabulous open plan lounge and kitchen. Offering a clearly defined seating and dining area, this charming room is finished in a stylish neutral décor with striking solid wooden flooring.

Enjoying wonderfully high ceilings with fabulous exposed beams and details of the original Alter, this inviting space provides the perfect setting for sociable living and relaxing with the family. The stylish kitchen features a range of contemporary style wall and base units with solid wood worktops, an abundance of high specification integrated appliances and plentiful work surface space. As you ascend to the first floor, you will find two bright and spacious double bedrooms. Each room is finished to an impeccable standard and receives an abundance of natural light. Completing this floor is a contemporary style three piece family bathroom suite, providing a serene and tranquil spot to relax and unwind in. To the front of the property there is a hard landscape garden.

Currently tenanted on a fixed term AST until May 2019 for £999 pcm

Figures to be verified

Lease 999 years

Ground rent £50.00 per annum

Service charges £1000 per annum

### Front Garden

Flagged area providing outside area

### Entrance Porch

Stone floor and built-in boiler cupboard and meter cupboard

### Hall

Solid wood floor, radiator and under stairs storage cupboard.

### Living/Dining Area

Solid wood floor, radiator, ornate feature wall (originally the alter), feature stone surround double glazed windows. Open to kitchen.

### Kitchen

Wall and base units, built-in dishwasher and washing machine, gas hob, oven and extractor fan, tiled floor and part tiled walls.

### Landing

Approached by carpeted staircase.

### Bedroom One

Fitted carpet, radiator, double glazed window.

### En-suite Wet Room

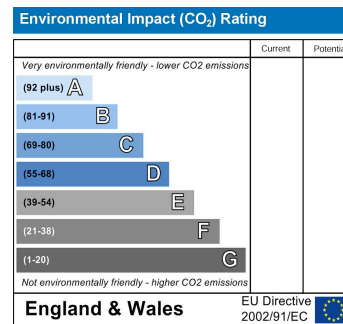
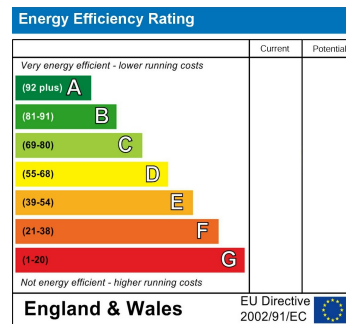
Tiled wet room with shower, low level wc, contemporary washbasin, heated towel rail.

### Bedroom Two

Double glazing window overlooking living room and outside, radiator and fitted carpet.

### Bathroom

P shaped bath with shower fitting and screen, contemporary washbasin, low level wc, heated ladder towel rail, tiled walls and floor.



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