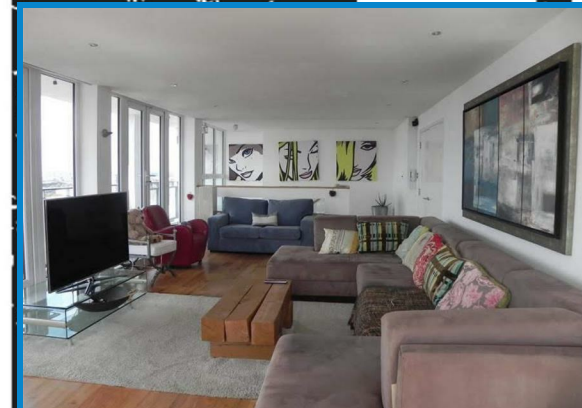
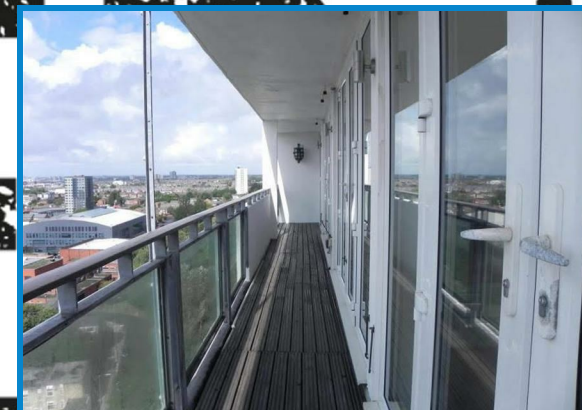


SAL



LAGRETT



View 146 Conway Street, , L5 3BB
Asking price £225,000

bluerow
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Bluerow Homes are delighted to introduce to the sales market this 1,356 sq ft, remarkable three bedroom duplex apartment, situated within the community of Everton, L5. Located on Conway Street, the residence is accessed via a well maintained communal entry point with a smart intercom access system, and offers both lift and stair access to this well presented property. Upon entering the accommodation at pent, you are greeted by an entrance hallway that gives you a preview of what is yet to follow from this highly appointed property and guides you into a beautiful open plan kitchen, family lounge and dining room. Exuding style and sophistication, this expansive space boasts a tasteful décor throughout. Bathed in natural light, this wonderful living area provides three access points to an impressive private balcony that offers picturesque views of the city of Liverpool's skyline. Providing ample room for a dining table and chairs, this truly enviable living and dining space is idyllic for sociable living and family meal time. Continuing to impress, there is a fully fitted modern kitchen, enjoying a range of stylish wall and base units with complementing work tops, an abundance of integrated appliances and plentiful work surface space. The ultimate in luxury living, this admirable cooking space is ideal for any aspiring chef. Completing the upper floor is convenient WC. As you descend to the lower floor, you will find three generously sized and well proportioned double bedrooms, each finished to an exacting standard and receiving plenty of natural light, with the master bedroom further benefiting from a walk in wardrobe and private en suite facilities. Providing the finishing touches to this magnificent property, is the family bathroom that is comprised of a contemporary three piece suite, a heated towel rail and complementary ceramics to the floor, providing a serene and tranquil spot to relax and unwind. The property includes two parking bays

figures to be confirmed
Length of lease 999 years commencing

Service charges per annum £

Ground Rent per annum £

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(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			54
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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