



Justine Mansions 4 Riding Street, Liverpool, L3 5NP Offers over £127,500

Bluerow Homes are delighted to offer for sale this Spacious duplex apartment offering over 900 square Feet conveniently located for Liverpool School of Tropical Medicine, Liverpool Royal Hospital, Liverpool University and Dentistry School.

Currently Occupied by two professional tenants at £800 per calendar month excluding bills makes this a superb opportunity for a buy to let landlord or alternatively would make a great home for a city dweller.

The light, bright and airy accommodation briefly comprises of: Lower level entrance hall, living room, breakfast kitchen, bedroom, bathroom and Second bedroom to the upper level. Electric heating and double glazed throughout.

Viewings are essential to appreciate all that this property offers. EPC GRADE D.

Figures to be verified;
Lease length 125 Years from 2003
Service charge £1000 per annum
Ground Rent £200 per annum
Rent receiving £800 pcm

- Over 900 Square Foot
- EPC rating D
- No onward Chain
- Two Double Bedroom
- City Centre Location
- Parking Permits Available
- Ideal for Investor or Home buyers alike

Communal Entrance

Riding Street Entrance with postbox collection point, lift and stairs to all floors.

Entrance Hall

Wood Laminate flooring. Wall mounted electric heater. Storage heater housing hot water cylinder. Doors to all rooms



Living Area

Large double glazed Velux windows. Wall mounted electric heater. Wood laminate flooring.

Open to;



Breakfast Kitchen Area

A range of wall, base and drawer units with contrasting work surfaces incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include Fridge, freezer, electric oven, hob and extractor. Space for washing machine. Breakfast bar.

Bedroom One

Large double glazed Velux window. Carpet flooring. Built in wardrobe.



Bathroom

Three piece white suite comprising: Panel bath with shower over



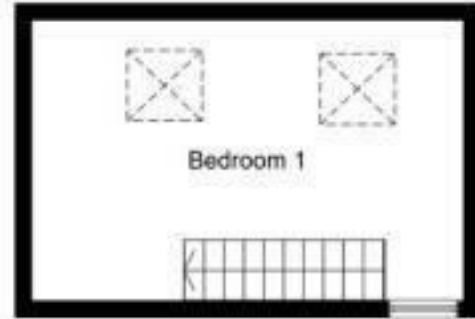
Mezzanine Bedroom Two



Parking permits

Through application parking permits for Zone J are obtainable subject to contract direct with Liverpool City Council





Ground Floor

First Floor

Total floor area 84.0 sq. m. (904 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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	64 65
(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	



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