



**Central Gardens 19 Benson Street, Liverpool , Merseyside L1 2SS**  
**Asking price £134,950**

**bluerow**  
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Bluerow homes are pleased to offer for sale this two bed, two bath, fourth floor apartment situated in the ever popular Central Gardens development.

Ideal for both investors and first time buyers alike

Located off Mount Pleasant giving convenient access to The University of Liverpool and within walking distance of shops, restaurants, Library and Liverpools world renowned Walker art Gallery.

The apartment briefly comprises of electric heating, double glazing, residents lift and a secure underground parking space. Communal hallway, private entrance hallway, open plan living room/kitchen, 2 double bedrooms, en-suite bathroom and separate shower room.

Lease 125 years from 2005  
 Service charge £1482.16 pa  
 Ground Rent £150 pa  
 Currently tenanted on a periodic basis paying £775 pcm

#### Communal Entrance

Security door, postboxes, stairs and lift to upper floors

#### Apartment Entrance

Intercom entry handset, wall mounted electric heater,

#### Open Plan Living/Dining/Kitchen Area

13'7" x 19'7" (4.16 x 5.99)

Fitted kitchen area with wall and floor cupboards, built in oven, hob, washer/dryer and free standing fridge/freezer,

Carpet flooring to living/dining area, two wall mounted electric heaters, double glazed windows

#### Master Bedroom

8'8" x 10'4" (2.66 x 3.17)

Electric wall mounted radiator, double glazed window, storage housing hot water cylinder, door leading to en-suite bathroom

#### En-suite Bathroom

White suite comprising panelled bath with shower over, wash basin, w.c., heater towel rail, mirror, shaver/strip light, heated towel rail, part tiled walls, tiled floor

#### Bedroom Two

8'3" x 13'7" (2.54 x 4.16)

Carpet flooring, wall mounted electric radiator, double glazed window

#### Shower Room

Step in tiled shower cubicle, wash basin, w.c., tiled floor, mirror, shaver point/strip light

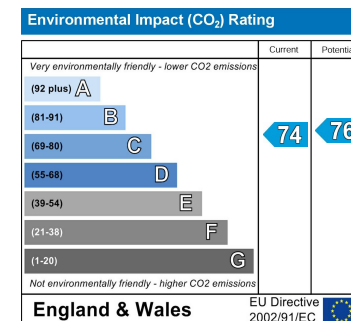
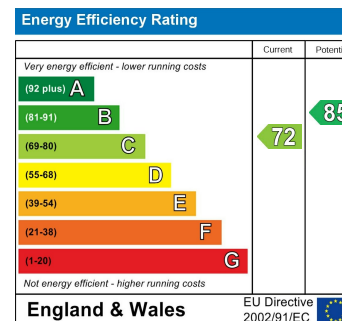
#### Car Parking

Secure underground allocated parking space

#### 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

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