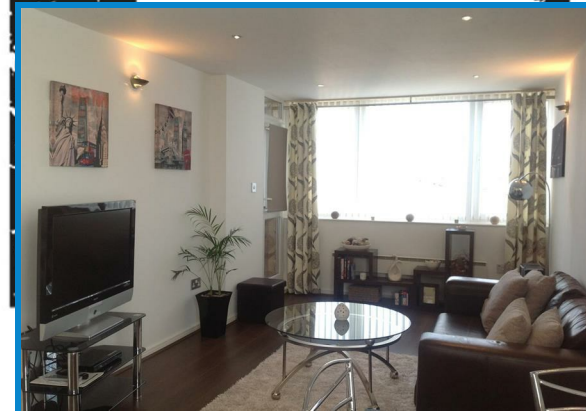
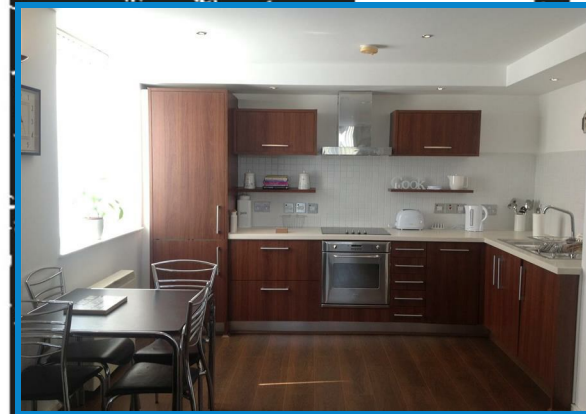


SAL



LAGRE



Apartment 293 View 146 Conway Street, Liverpool , Merseyside L5
3BB

Asking price £89,950

bluerow
SALES | LETTINGS | INVESTMENTS

ATTENTION INVESTORS!!!!!!!!!!!!!!!!!!!!!!

Bluerow Homes are delighted to offer this fabulous 14th floor apartment with spectacular views of Liverpool and beyond.

Property benefits from electric heating, double glazing, allocated parking and a residents only on-site gym. Communal entrance, lifts and stairs to upper floors, entrance hallway, open kitchen/living room with decked balcony off, 2 double bedrooms and contemporary bathroom with white suite. Viewing recommended

Lease length 999 years from 2004
Service charge per annum £1,694.14pa
Ground rent Per annum £0

The property is currently let with a fixed term until mid May 2018
Tenants have resided since 2015
Paying £595 pcm

Communal Entrance

Security gates at entry, with intercom entry system. Communal post box collection point, lifts and stairs to all floors

Apartment Entrance

Wood laminate flooring, down lights, store cupboard, housing electric heater, doors to all rooms

Living/Dining/Kitchen

Open plan space with plenty of natural light. Kitchen area comprising fitted wall, drawer and base cupboards, integrated appliances include oven, hob, extractor, washer/dryer, dishwasher, fridge and freezer, stainless steel sink drainer unit with mixer tap, contesting work surfaces, laminate flooring, electric heater, uPVC double glazed windows open to Living/dining area with uPVC double glazed windows with door leading to balcony

Balcony

uPVC double glazed door leading to decked balcony with views towards Everton Valley and beyond

Bedroom one

Double bedroom with uPVC double glazed windows offering lovely views over Everton Valley and beyond, wood laminate flooring, wall mounted electric heater, ceiling light

Family bathroom

White three piece suite Comprising panel bath with electric shower over, and screen, wash basin, low level w.c., part tiled walls, large mirror, shaver point, heated towel rail, ceiling light

Bedroom two

Double bedroom with uPVC double glazed windows offering lovely views across balcony towards Everton Valley and beyond, wood laminate flooring, wall mounted electric heater, ceiling light

Parking

One allocated off road, secure parking space set behind electric, fob operated gates

Residents Gymnasium

Located in the next block across the car park, there is a residents gymnasium free for all residents to access and use

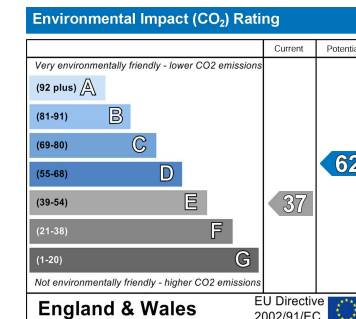
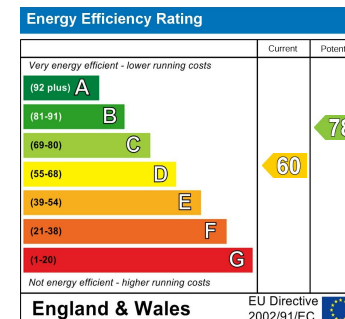
Important Notes

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 REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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