



113 Conway Street, Liverpool , Merseyside L5 3BB
Asking price £87,500

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Bluerow Homes are delighted to offer this competitively priced, fabulous 11th floor apartment with spectacular views including Both cathedrals, Liver Birds, adjacent parkland.

With no chain this property would be an ideal purchase for both investors or home buyers alike.

Property benefits from electric heating, double glazing and allocated parking. Communal entrance, lifts and stairs to upper floors, entrance hallway, open kitchen/living room with decked balcony off. Two double bedrooms and good size family bathroom with white suite.

Viewing highly recommended to appreciate all that it has to offer.
 Lease length 999 years from 2004
 Service charge (and ground rent) per annum £1920 pa

Communal Entrance

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

Apartment Hallway

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

Living/Dining/Kitchen Area

24'10" x 10'1" (7.57 x 3.09)

Open plan space with plenty of natural light with super views towards Liverpool City Centre and beyond. Kitchen area comprising fitted wall, drawer and base cupboards, integrated appliances include oven, hob and extractor, plumbing for washer/dryer, space for free standing fridge and freezer, stainless steel sink drainer unit with mixer tap and contrasting work surfaces. In living area wood laminate flooring, uPVC double glazed wall to wall windows and uPVC double glazed windows with door leading to balcony.

Balcony

Decked balcony with views over the nearing park

Bedroom One

13'10" x 9'7" (4.22 x 2.94)

Double bedroom with wall to wall windows, carpet flooring, ceiling lighting

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

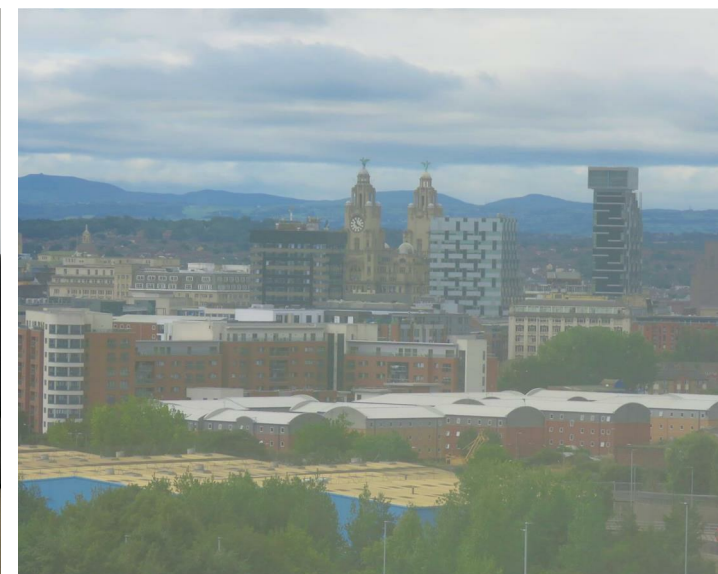
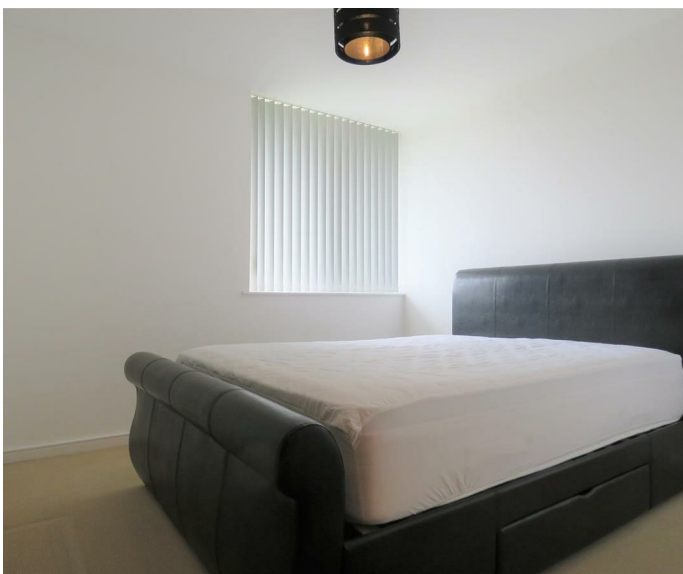
Bedroom Two

9'11" x 10'4" (3.04 x 3.16)

Double bedroom, carpet flooring, double glazed window, ceiling light

Parking

Secure, off road, allocated parking for one car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		60	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		37	62
	EU Directive 2002/91/EC		

116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

