

**Sundene Lodge The Esplanade, Liverpool , Merseyside L22 5RN**  
**Asking price £94,750**

**bluerow**  
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Bluerow Homes are delighted to offer for sale an attractive upper ground floor apartment in a modern development. Lovely bright open plan lounge/modern kitchen. Large bedrooms, Bathroom. Neutrally decorated throughout. Secure Gated parking and CCTV throughout development , UPVC double glazing and combination gas central heating. EPC = C.

Set within the grounds of Crosby Marina and boating lake. Within walking distance to South road shops, train station and good commuter links to the city centre and docks. NO CHAIN. Viewing highly recommended

Ideal purchase for Investors and occupiers alike.

Long term Furnished Tenant in situ on periodic tenancy achieving £550 pcm.  
Figures to be verified  
Lease term 999 years from 1998  
Service charge £1020.00 pa  
Ground Rent £50 pa

**Communal Entrance**

Accessed via stairs from car park.

**Apartment Entrance Hall**

Door to communal entrance hall. Carpet flooring. Radiator. Large Storage cupboard. Doors to all rooms.

**Living/Dining Area**

15'2" x 10'8" (4.63 x 3.27)

Double glazed floor to ceiling windows with front aspect. Radiator. Opening to:

**Kitchen Area**

12'0" x 6'1" max (3.66 x 1.87 max)

Window to front. Radiator. Range of white wall, base and drawer units with integrated electric oven and gas hob. Plumbed for washing machine. Space for fridge/freezer. Wall mounted Vaillant combination gas central heating boiler.

**Bedroom**

16'10" (front of drobes) x 8'4" (5.15 (front of drobes) x 2.56)

Three double built in wardrobes. Radiator. Double glazed window.

**Bathroom**

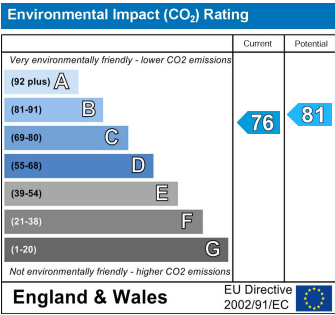
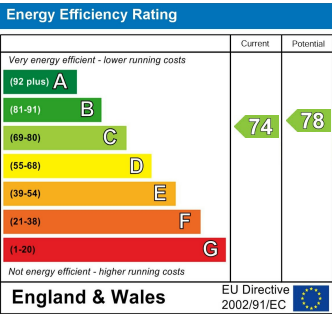
White suite comprising bath with shower over, wash basin, w.c., part tiled walls

**Communal Gardens**

Pleasant communal gardens to front and back of development.

**Parking**

Electrically operated gate accessing car park area, allocated car parking bay for one car.



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