



**3 Staten Court 87 Tradewind Square, Liverpool, Merseyside L1 5BG**  
**£180,000**

**bluerow**  
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Bluerow Homes are delighted to offer for sale a Duplex apartment set within the ever popular East Village development, this fantastic two bedroom apartment briefly comprises of lounge/dining area, fitted kitchen, two double bedrooms, en-suite shower room, additional family bathroom and a fantastic large decked terrace perfect for al fresco entertaining.

The property can be accessed from Duke Street and is within walking distance of the Liverpool One complex with its shops, bars and restaurants.

Figures to be verified

Length of lease 150 Years from 2002

Service Charge Cost £2300 per annum

Ground Rent £50 per annum

Council tax band C

EPC - C

ALLOCATED PARKING



### **Communal Entrance**

Mailboxes, lift and stairs to all floors.

### **Lounge area**

Laminate flooring throughout, 3 electric wall heaters, intercom handset, patio doors leading to large balcony.

### **Kitchen Area**

Open to Lounge, Fitted kitchen comprising of wall and base units, Sink, Oven, Hob, extractor, integrated washing machine and dishwasher. Free standing fridge freezer. Double glazed window. Carpeted stairs leading down to lower level,

### **Bedroom One**

Carpeted floor, electric wall heater. double glazed window. Door to en -suite shower room.

### **En - suite shower room**

Tiled walls and floor, Fitted suite consisting of Shower, WC, wash hand basin and heated towel rail.

### **Bedroom Two**

Carpeted floor, electric wall heater. Double glazed window.

### **Bathroom**

Vinyl flooring with tiled walls. Fitted bathroom comprising of bath with shower over, wash hand basin and WC. heated towel rail.

### **Balcony**

Extra large decked balcony.

### **Parking**

One allocated, underground parking space.





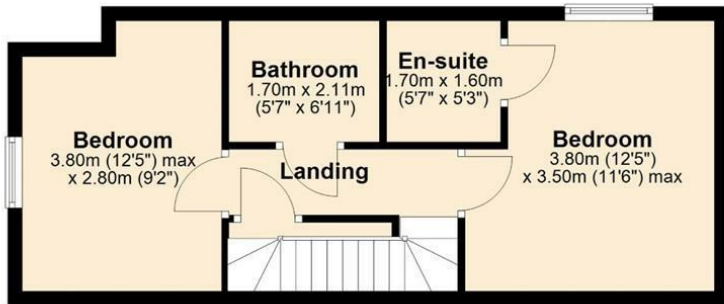




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

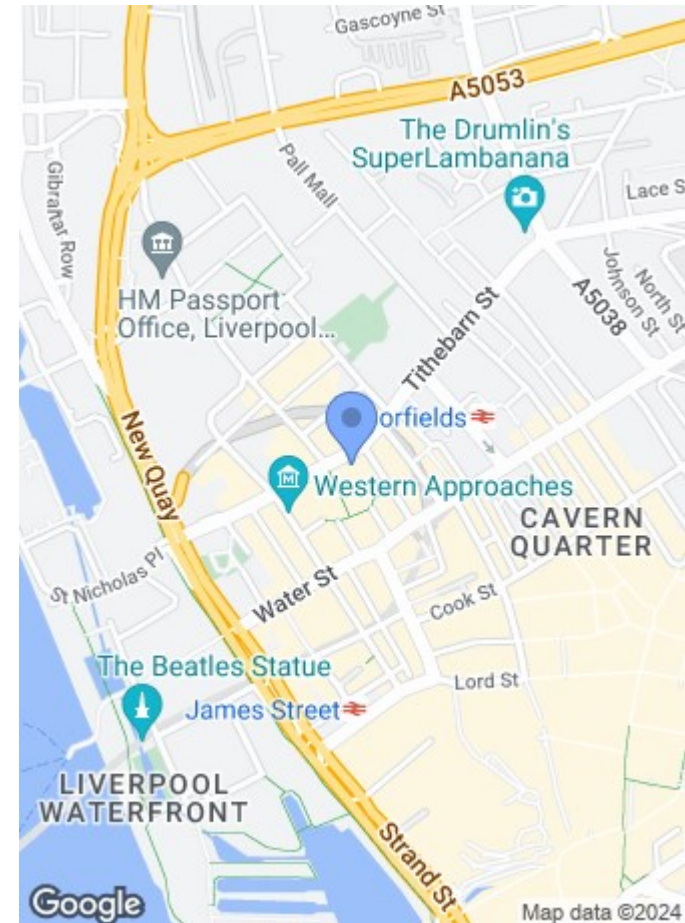
### Raised Ground Floor



### First Floor



Sizes are approximate  
Plan produced using PlanUp.



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