



Quay House 2 Hurst Street, Liverpool , Merseyside L1 8DN
Asking price £175,000

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Great Opportunity to purchase this stunning two bedroom apartment in this individual development, which is excellently located close to both the City Centre, Liverpool One and Docklands.

Accommodation over one floor comprises spacious bright living room with balcony off, open to fully equipped kitchen area with ample natural light. Two double bedrooms, master with en-suite and good sized family bathroom.

Decked wrap around balcony with room for seating and secure allocated underground parking.

Communal Entrance

Stairs and lifts to upper floors, security entry system

Apartment Entrance Hall

Situated at first floor level, audio and visual entry system, wood strip flooring, storage cupboard housing under floor heating, fuse boxes

Kitchen Area

14'9" x 11'7" (4.52 x 3.55)

white high gloss, wall, base and drawer units, oven, hob and extractor fan, integrated appliances include washer/dryer, dishwasher, fridge freezer, double glazed window, open to living area

Living/ Dining Area

15'2" x 12'7" (4.64 x 3.86)

wood strip flooring, floor to ceiling double glazed windows, door leading to wrap around balcony

Master bedroom

10'5" x 11'8" (3.20 x 3.58)

double glazed windows, carpet flooring, en-suite off

En-suite

white suite, step up shower cubicle with glazed screen, electric shower, mirror, shaver point, tiled floor, part tiled walls, ventilation system

Bedroom Two

9'7" x 10'11" (2.94 x 3.35)

double glazed wind, carpet flooring, radiator

Family Bathroom

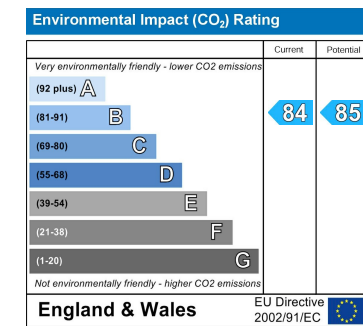
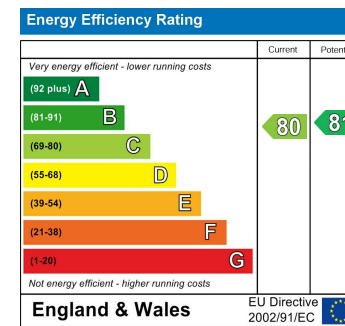
White three piece suite comprising, pedestal wash hand basin, low level w.c., panel bath, part tiled walls and floor

Car Parking

Secure allocated parking for one car underground

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.



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