



**19 Princes Parade, Liverpool , Merseyside L3 1BD**  
**Asking price £115,000**

Bluerow homes are delighted to welcome to the market this second floor, one bedroom apartment situated in Alexandra Tower.

Perfectly located situated on Princes Parade, offering spectacular views of the Mersey and within walking distance of the Albert Dock, Liverpool One shopping centre and local transport links.

Property briefly comprises of entrance hall leading to open plan living, dining and kitchen area, double bedroom and bathroom.

Lease details to be verified

141 Year lease from 2005  
 Service charge £1,556 per annum  
 Ground rent £250 per annum

**Communal Entrance**

Concierge desk, mailboxes, lift and stairs to all floors.

**Apartment hallway**

Laminate flooring, electric wall heater, door to storage cupboard which houses washing machine and water tank.

**Lounge area**

Laminate flooring, large double glazed window, intercom handset, 2 electric wall heaters.

**Kitchen area**

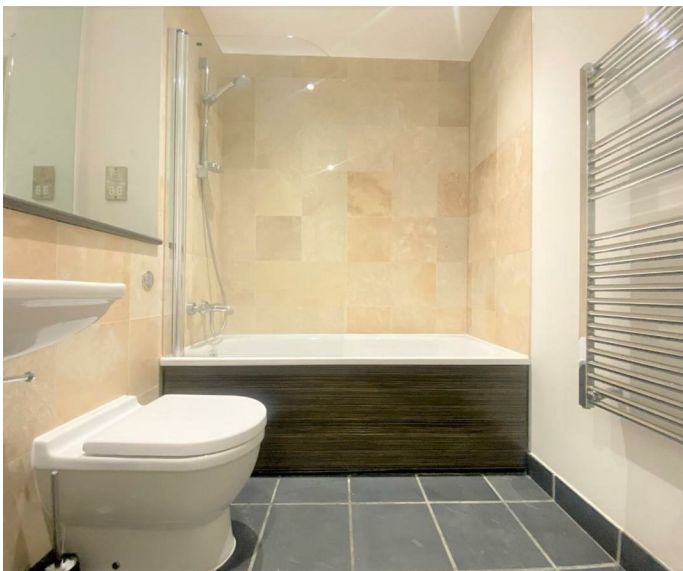
Laminate floor, Fitted kitchen comprising of wall and base units, Stainless steel sink, Oven, Hob, extractor, integrated dishwasher and fridge freezer.

**Bedroom**

Carpeted floor, electric wall heater, double glazed window.

**Bathroom**

Tiled floor, partial tiles walls, fitted bathroom suite consisting of panelled bath with shower over, WC, wash hand basin and chrome heated towel rail.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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