



**Municipal Building 21 Cumberland Street, Liverpool, L1 6BU**  
**Asking price £117,500**

**bluerow**  
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Located in the heart of the City Centre is this modern one bedroom apartment, ideal for first time buyers, second steppers or investors. The property is conveniently offered with allocated, secure parking. Internally, the communal areas are finished to a high standard which is well maintained and include lift access.

The apartment, which is located on the second floor, comprises; entrance hallway with storage cupboards and leads onto the spacious/open plan kitchen lounge which boasts a Juliet balcony, step up to separate open plan area which would be ideal for a spare bedroom or study area. The kitchen also benefits from having an electric oven/hob, extractor hood, dishwasher, washing machine, and sink with drainer. Lastly, viewers will find a good sized double bedroom a family bathroom which comprises of a WC, wash hand basin, bath and overhead shower.

Early viewing is highly recommended!!

Figures to be verified

Length of lease: 150 Years from 2003

Service charge £127.55pcm

Ground Rent £150 per annum

#### Communal Entrance

Fob operated entrance door. Stairs and lifts to all floors. Postbox collection point.

#### Apartment Hall

Wood laminate flooring. Ceiling lighting. Wall mounted electric heater. Two storage cupboards housing water cylinder and fuse board. Doors to all rooms.

#### Living Area

Visual entry phone system. Wood laminate flooring. Double glazed doors to Juliette balcony. Two wall mounted electric heaters.

#### Study Area

Situated off the Living area with step up to study area with ceiling lighting, wood laminate flooring.

#### Kitchen Area

White high gloss wall, base and drawer units with contrasting work surfacing. One and half bowl Stainless steel sink drainer unit with mixer tap. Integrated electric oven and hob with chimney style extractor hood over. Integrated dishwasher and washer/Dryer. Space for free standing fridge and freezer. Tiled floor.

#### Double Bedroom

Double glazed window. Carpet Flooring. Wall mounted electric heater

#### Bathroom

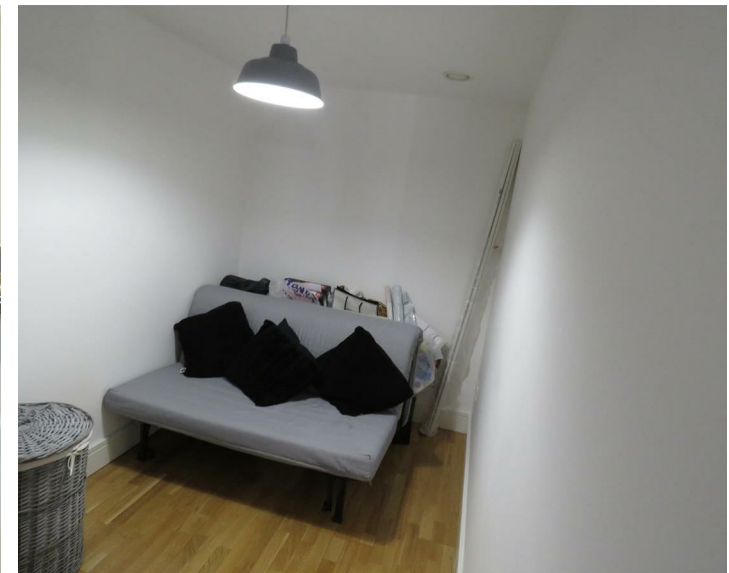
Three piece white suite comprising; panel bath with shower over and glazed screen. Pedestal wash hand basin. Low level W.c., Chrome heater towel rail. Wall mounted mirror. Shaver point. Part tiled walls and floor.

#### Car Parking Bay

Under croft allocated car parking for one car. Electric fob operated gates.

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			
		78	83
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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England & Wales		EU Directive 2002/91/EC	



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