

One Park West Strand Street, Liverpool, Merseyside L1 8ND

£135,000

A fantastic investment opportunity to purchase a spacious one bedroom apartment with secure parking in the sought after development One Park West located in the heart of Liverpool One!

Tenant in situ and is on a fixed tenancy which receives £8712.00pa until June 2018.

Briefly comprising, 9th floor one bedroom apartment, bathroom, double bedroom, open plan Living/Dining area open to Kitchen area.

Communal

Communal Entrance at all blocks, which are connected via second floor. Intercom entry system, postbox collection point, lift and stairs to all floors



Apartment Entrance Hall

Entrance Hall located on 9th floor, carpet flooring, intercom entry system, store cupboard with washing machine, electric radiator, ceiling lights

Open Plan Living/Dining Area

16'10" x 10'11" (5.13m x 3.33m)

Carpet flooring to living area, Radiator, double glazed windows with City views, open to;

Open Plan Kitchen

4'04" x 9'08" (1.32m x 2.95m)

Grey high gloss Kitchen units, work surface, With built in oven, hob, extractor, fridge with freezer box, dishwasher, stainless steel sink unit with Mixer tap, tiled floor to kitchen area

Modern Bathroom

7'03" x 5'06" (2.21m x 1.68m)

White suite with Hansgrohe fittings, panelled bath with shower over, wash hand basin, w.c., shaver point, wall mirror, heated chrome towel rail, tiled walls and floor

Double Bedroom

9'06" x 11'01" (2.90m x 3.38m)

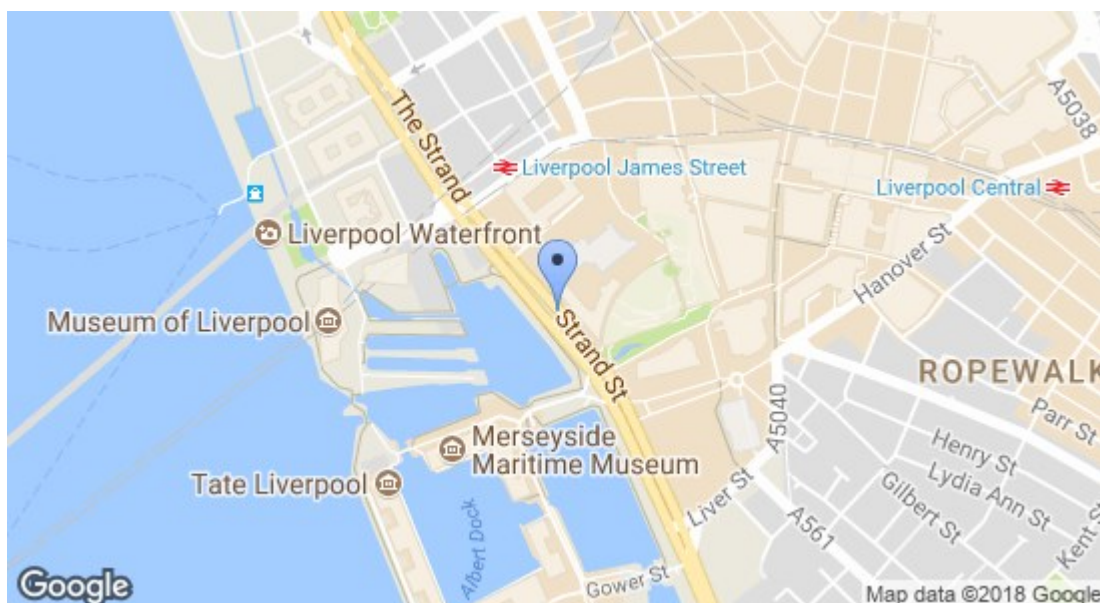
Carpet flooring, electric radiator, large double glazed window with views of the city.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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