



West Tower 8 Brook Street, Liverpool , Merseyside L3 9PE
Asking price £200,000

Bluerow Homes are delighted to bring to market this stunning property. Situated in the West Tower building, one of Liverpool's most sought after developments. This 10th floor 2 bedroom apartment offers uninterrupted views across the River Mersey towards the iconic Liver buildings and across the Mersey River

The property includes an entrance hall, a bright open plan living space and kitchen area with direct river views, master bedroom with en-suite, guest bedroom and main bathroom. The property boasts floor to ceiling windows in the living area creating a very light environment while maintaining complete privacy.

We are advised on the figures below, yet to be confirmed
 Lease 999 Years from 2004
 Service charge £224.79pcm
 Ground rent £250pa

This desirable block includes 24hr concierge service and is home to the renowned eatery Panoramic 34. Viewing is a must to appreciate all this property has to offer.

Entrance hall
 3'4" x 15'11" (1.04 x 4.87)
 With real wood flooring, radiator.

Open Plan Kitchen
 10'9" x 7'10" (3.3 x 2.4)
 With range of matching wall and base units. Tricity Bendix integrated electric oven with four ring electric hob and extractor. Integrated Teka fridge freezer. Single drainer sink units, real wood flooring.

Open plan living/dining area
 12'1" x 24'3" (3.7 x 7.4)
 With real wood flooring, radiator, floor to ceiling windows.

Master Bedroom
 10'7" x 15'10" (3.25 x 4.85)
 Carpeted, radiator, floor to ceiling window.

En-suite
 2'10" x 5'7" (0.88 x 1.72)
 Three piece white suite, shower cubicle with electric shower, low level W.C.. Pedestal wash hand basin, tiled floor, tiled walls, radiator.

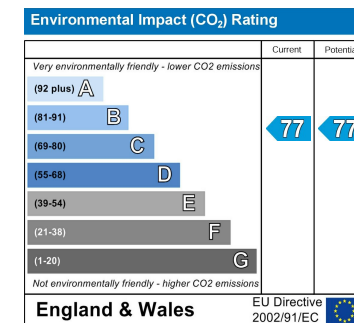
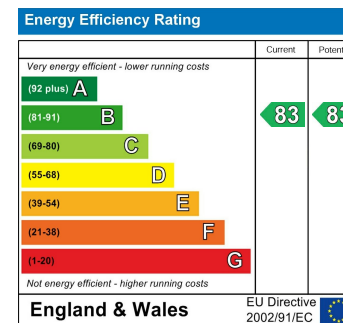
Bedroom 2
 10'6" x 11'6" (3.22 x 3.53)
 Carpeted, radiator, floor to ceiling window.

Bathroom
 5'4" x 7'6" (1.65 x 2.31)
 With three piece white suite, bath, low level W.C. Wash basin, tiled floor, tiled walls, radiator.

Storage cupboard
 Hotpoint washer dryer

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

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