



2 St Lukes chambers 1- 5 Berry Street, Liverpool , L1 9DF  
£95,000

\*\* Investment opportunity, Fixed term tenancy in place achieving £675pcm \*\*

Bluerow Homes have for sale a one bedroom apartment very centrally located, convenient for shops and Lime Street station, universities and cultural quarter, in this converted building.

The property briefly comprises; Communal entrance, apartment hallway, open plan living/dining/kitchen, shower room and double bedroom, electric heating, sash windows.

Viewings recommended  
Lease 999 year from 2005  
service charges £1110 per annum  
Cash only

### Communal Entrance

meter cupboards, stairs to upper floors

### Apartment Entrance

Located on the first floor, carpet floor entrance, down lighters, doors leading to all rooms.

### Kitchen Area

wall and base units, work surfaces, oven, hob, extractor, fridge and freezer, washing machine, open to living/dining room

### Living Dining Area

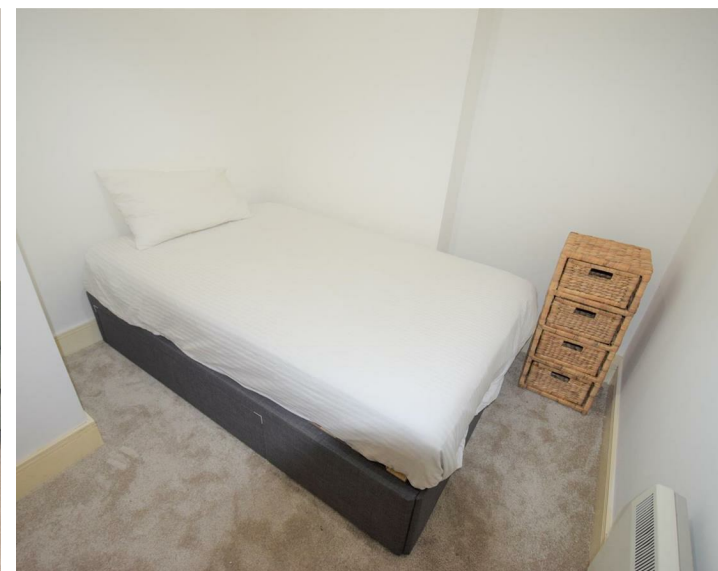
measurements include kitchen, three secondary glazed windows, two wall mounted electric radiators

### Bedroom

carpet flooring, wall mounted electric heater

### Shower Room

wash hand basin, w.c; step in electrical shower, part tiled, extractor fan, vanity cupboard



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	
64	74
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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
56	59
EU Directive 2002/91/EC	

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