



**20 Wavertree Gardens, Liverpool , Merseyside L15 8HB**  
**Asking price £89,950**

**bluerow**  
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Bluerow Homes are delighted to market this well presented, good size, three bedroom, first floor apartment located in Wavertree Gardens, L15, situated on High Street.

Ideally located offering excellent access to a wide range of amenities which include shopping facilities, public transport links, bars and recreational grounds.

This property brief comprises: communal balcony, entrance leading in to hallway, lounge, fitted kitchen with integrated appliances, three bedrooms and family bathroom. Also benefitting from having double glazed sash windows, gas fired central heating, fob intercom entry system and secure off road parking.

There is a 6 fixed term, unfurnished agreement which commenced 25th October 2019, receiving £525 per calendar month.

Lease details to be confirmed;  
999 year lease from 2001  
Service charge £65pcm  
Ground rent : £100pa

### Communal Entrance

Entry phone access. Secure off road parking. postbox collection point. Stairs to all floors.

### Apartment Hallway

Tiled floor, Radiator. Two storage cupboards. Doors to all rooms.

### Living Room

Double glazed bay window to Rear. Radiator. Fitted carpet. Door to kitchen

### Separate Kitchen

Fitted wall and base units, work surfaces incorporating sink and drainer. Integrated gas hob and electric oven with extractor hood over, fridge and freezer. Plumbing for washing machine. Tiled floor and part tiled walls. UPVC double glazed window to the front.

### Bedroom One

Two double glazed windows facing to rear and side, fitted carpet, Radiator, built in double wardrobe with sliding mirrored doors and storage unit.

### Bedroom Two

Double glazed window to the side, radiator, fitted carpet.

### Bedroom Three

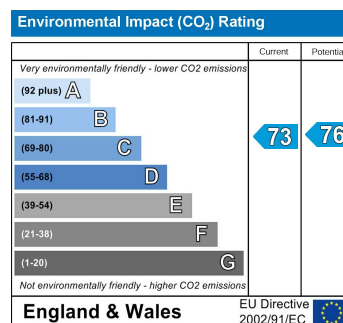
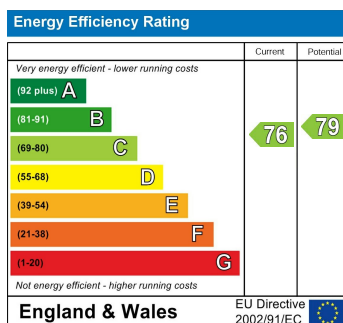
Double glazed window to the side. fitted carpet, Storage cupboard housing combi boiler

### Bathroom

Double glazed window to the front. Radiator, Three piece white suite comprising: panel bath with shower attachment, pedestal wash hand basin, low level w.c., Tiled floor and walls.

### Parking

Secure un- allocated parking



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