



210 Hatton Garden, Liverpool , Merseyside L3 2HA
Asking price £155,000

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Welcome to this unique and contemporary property, ideal for both owner occupiers and investors. Nestled in the heart of the business district, this residence offers a perfect retreat for professionals. The property features a welcoming hallway that leads into a spacious open-plan living, dining, and kitchen area. The kitchen is modern and practical, with an adjacent pantry for added convenience. The bathroom is stylishly designed, providing all the necessary amenities.

A standout feature of this property is the mezzanine level, which houses two comfortable bedrooms. Large feature windows flood the space with natural light, creating a bright and airy atmosphere throughout.

With its prime location in the business district, this property offers the best of urban living. Don't miss this opportunity to own or invest in a property that combines comfort, style, and convenience.

We are advised on the figures below, yet to be confirmed;
Lease 999 Years from 1998
Service charge £3,579.56 per annum - The vendor will pay the service charge for 2025.
Ground rent £55 Per annum

Please call 0151 709 9638 to arrange a viewing or email lauren@bluerowhomes.co.uk for more info.

Communal Entrance

Fob operated door, intercom entry system, postbox collection, tiled floor, lift and stairs to upper floor.

Apartment Entrance Hall

Store cupboard, radiator, laminate floor.

Open plan living /dining area

Laminate floor, Fitted shelving, three large single glazed windows, two wall radiators, intercom handset

Kitchen

Tiled floor, part tiled walls, wall, floor, base units, dishwasher, washer/dryer, stainless steel sink with drainer, oven, hob, extractor, fridge.

Bedroom one

Overlooking dining area. Carpeted floor , wall radiator , fitted wardrobes.

Bedroom two

Overlooking Lounge area, carpeted floor.

Bathroom

Tiled floor, part tiled walls, wash hand basin, mirror, bath with shower over, wash hand basin, white wc

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		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	56



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