



12 22 Gambier Terrace, Liverpool , Merseyside L1 7BL
Asking price £150,000

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Bluerow Homes are pleased to offer a Light, bright and spacious one bedroom apartment, situated on the second floor offering wonderful dual aspect views.

Positioned on Hope Street, in the much desired Gambier Terrace, this period residence is in the heart of the much sought after Georgian Quarter.

This dual aspect apartment is positioned within a Conservation area, at the end of a historic Georgian Terrace providing not only arguably, unrivalled views of the City's Anglican Cathedral but also looks on to the Georgian Street that is Huskisson Street.

This property briefly comprises:- communal entrance with staircase and Lift to all upper floors, inner entrance hall, lounge/dining room, separate kitchen, good size bedroom and bathroom. Outside there are communal gardens to front overlooking Liverpool's historic Anglican Cathedral, and to the rear there is secure gated access with allocated parking.

Within easy reach of the Philharmonic Hall and an excellent choice of stylish bars and restaurants on both Hope Street and Falkner Street, with the added benefit of Liverpool city centre being just a short stroll away. This apartment benefits from gas central heating. and off road parking.

Viewing is essential to appreciate how well presented and immaculate this apartment is. Being sold with NO CHAIN.

Currently Tenanted at £795 per calendar month

Viewing is a must in order to appreciate all that this property offers.

Communal Entrance

Intercom access. Staircase and Lift to upper floors. Postbox collection point.

Apartment Entrance

Accessed off a smaller inner hall of just two apartments. Door to front. Wood effect flooring, steps down with a storage cupboard off housing hot water cylinder. Gas fired central heating radiator.

Living / Dining Room

Stunning views of Anglican Cathedral. Wood sash single glazed window with southwest position the room benefits from lots of natural light making this room a delight to experience. Wood laminate flooring, Gas fired central heating radiator.

Separate Kitchen

A separate Kitchen offering dual aspect with south and west facing windows allowing for a delightful window seat looking towards Anglican Cathedral. A range of wall, base and drawer units, work surfaces, Integrated oven, with gas hob, extractor hood, space for standing fridge/freezer, washer/dryer, dishwasher. Dining facility with built in breakfast bar.

Spacious Bedroom

Wood laminate flooring, wardrobes to one wall, wall lights, two double glazed south facing windows overlooking the surrounding Georgian properties. Gas fired central heating radiator.

Shower Room

White Suite comprising: step in shower cubicle, with electric shower. Vanity wash basin. Low level W.C., tiled floor and walls. Chrome heated towel rail.

Parking

To the rear of the development there a secure car park of just 6 car parking spaces. This apartment comes with one allocated space within the rear car park, though residents can all benefit from off road parking to the front of the development and there is also parking permit parking to the road side.

FIGURES TO BE VERIFIED

Leasehold is £125 years from 1995
Service £1800 per annum
Ground rent is included within the service charges.
Rent receiving £795 pcm as a furnished let.

