

3 Orleans House Edmund Street, Liverpool , Merseyside L3 9AH
£199,950

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Bluerow Homes are pleased to welcome to the market this ground floor apartment situated in the stunning Orleans House. The development is a 20th century Grade II* listed building originally constructed as a warehouse for the nearby Liverpool Cotton Exchange Building, the building later became offices and more recently has been redeveloped into apartments.

Located in the Business district the property couldn't be better placed giving convenient access to Moorfields and Lime street train stations, Liverpool one shopping shopping Centre and Liverpool's iconic waterfront.

Inside the apartment briefly comprises of large entrance hallway leading to an open plan living /kitchen and dining area, two well appointed double bedrooms and a modern fitted bathroom.

Lease details to be verified;
 250 year Lease from 2017
 Service charge £1,662.24 per annum
 Ground rent £350 per annum
 Council tax band C

The dwelling is currently tenanted on a fixed term tenancy until September 2023 achieving £895pcm.

Please contact us to arrange a viewing on 01517099638 / email: lauren@bluerowhomes.co.uk

Apartment hallway

Spacious hallway with laminate flooring throughout, intercom handset, storage cupboard, doors leading to all rooms.

Bathroom

White bathroom suite comprising of bath with shower fixture over, Vanity sink, low level wc, chrome heated towel rail. Tiled floor and partial tiled walls.

Bedroom One

Carpeted floor, wall radiator, wooden sash windows with internal secondary glazing.

Bedroom Two

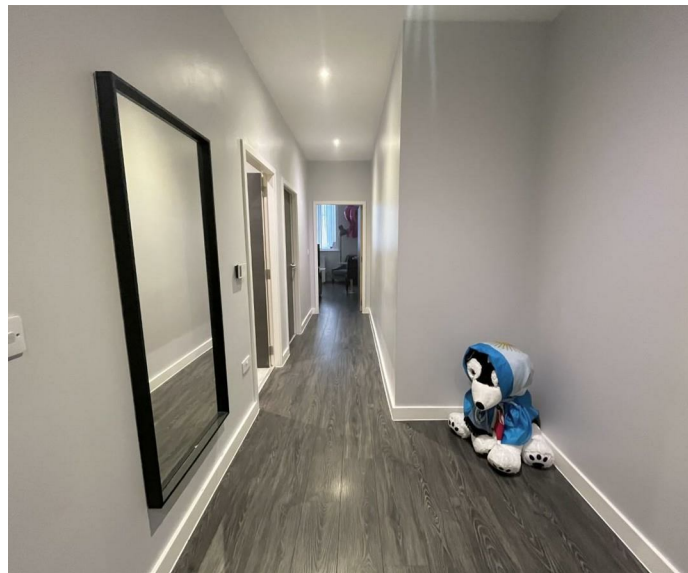
Carpeted floor, wall radiator, wooden sash windows with internal secondary glazing.

Lounge

Laminate flooring, wall radiator, wooden sash windows with internal secondary glazing. Open to kitchen and dining area.

Kitchen area

Modern High gloss fitted kitchen consisting of wall drawer and base units, integrated fridge freezer, dishwasher, washing machine, electric hob, oven, extractor fan, stainless steel sink with drainer and mixer tap.



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	

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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