

Reliance House 20 Water Street, Liverpool , L2 8AA
£199,950

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow homes are pleased to welcome to the market this executive two bedroom apartment located on the second floor within Reliance House, perfectly located in the historic down town area of the city with the Royal Liver Buildings adjacent and within walking distance of Liverpool's iconic waterfront, Liverpool one shopping centre of all the City's popular bars and restaurants, you couldn't ask for a better location.

The property itself briefly comprises of an entrance hallway leading to open plan living/ dining and kitchen area, two double bedrooms, en suite shower room and additional family bathroom.

Lease details to be verified;
 250 year lease
 Service charge £1287 per annum
 Ground rent £350 per annum
 EPC B Rating
 COUNCIL TAX BAND C

Tenanted on a fixed tenancy until April 2024 achieving £950pcm.

Communal entrance

Stunning entrance with marble effect tiling throughout, concierge desk, mailboxes , stairs and lifts to all floors. Fob entry.

Apartment hallway

Wooden floor, intercom handset, storage cupboard, doors to all rooms.

Bathroom

White modern suite consisting of bath with chrome shower over, low level WC, wash basin and chrome tap, Chrome heated towel rail. Tiles walls and floor.

Bedroom One

Carpeted floor throughout, wood sash windows with secondary glazing, wall radiator. Door to en- suite shower room.

En- Suite

White suite comprising of walk in shower with chrome fixtures, low level WC, wash basin, chrome heated towel rail. Tiled walls and floor.

Bedroom Two

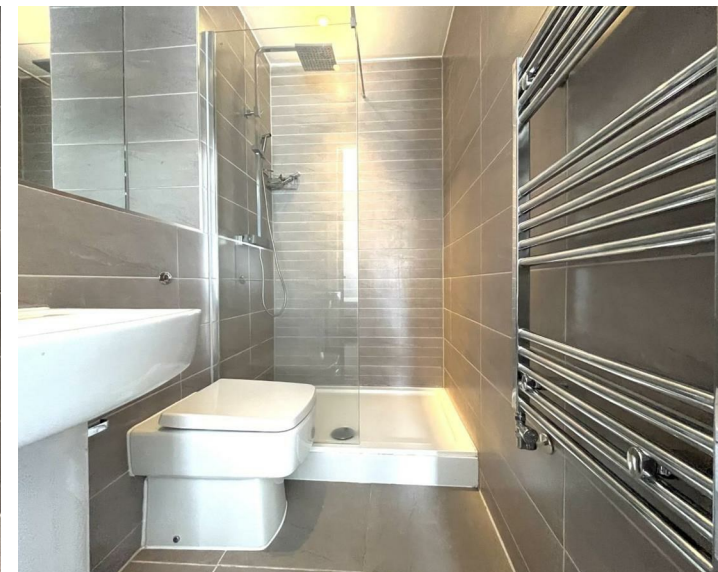
Carpeted floor, wood sash window, wall radiator, fitted wardrobes.

Lounge

Wood flooring throughout, wood sash windows with secondary glazing internally, wall radiator. Open to kitchen area.

Kitchen

Modern gloss kitchen comprising of wall drawer and bas units, integrated fridge freezer, electric Hob, extractor hood, washing machine, stainless steel with drainer and mixer tap. Built in microwave.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	

116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

