



12 Madison Square, Liverpool, Merseyside L1 5BF

Asking price £159,950

Bluerow Homes are delighted to offer for sale a well presented second floor apartment in this popular development in the heart of the vibrant Ropewalks district.

Briefly comprising: communal entrance with secure entry system and lift, open plan living area with balcony and kitchen area fitted with a range of integrated appliances, two double bedrooms, the master having an en-suite shower and main bathroom. Further benefiting from allocated secure parking, double glazing and a heating system.

Viewing highly recommended

Figures to be verified
Lease term 150 years from 2002
Ground rent £50 per annum
Service charge £1236 per annum

- L1 Location
- En-suite Shower Room
- No Chain
- Two Double Bedrooms
- Balcony
- EPC Rating C
- Family Bathroom
- Underground Parking
- Newly Laid flooring throughout

Communal Entrance

Stairs and lift to all floors.

Apartment Entrance

Secure intercom entry handset system. Newly laid wood laminate flooring. Wall mounted electric heater. Two storage cupboards one housing hot water cylinder. Doors to all rooms.

Living/Dining Area

13'4" max x 12'5" max (4.07 max x 3.81 max)

Newly laid wood laminate flooring. Wall mounted electric heater. Double glazed patio doors, leading to Balcony.



Kitchen

6'5" max x 10'10" max (1.97 max x 3.31 max)

Fitted with a range of base units incorporating drawers with rolled edge working surfaces and wall mounted storage units. One and a half bowl single drainer sink unit with mixer tap. Integrated appliances include: oven & hob, extractor hood, dishwasher and washer dryer. Space for fridge freezer. Tiled splash back and ceiling spotlights.



Master Bedroom

14'2" max x 9'11" max (4.34 max x 3.04 max)

Newly laid wood laminate flooring. Double glazed window with Duke Street Facing aspect. Wall mounted electric heater. Door leading to En-suite.



En-Suite Shower Room

Three piece white suite briefly comprising; Pedestal wash hand basin, low level w.c., step up fitted corner shower cubicle. Heater towel rail. Tiled walls.



Bedroom Two

10'8" max x 7'5" max (3.27 max x 2.28 max)

Newly laid wood laminate flooring. Double glazed window with Duke Street Facing aspect. Wall mounted electric heater.



Family Bathroom

6'2" max x 6'5" max (1.90 max x 1.96 max)

Three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, paneled bath with shower over and glazed screen, heated towel rail, ceiling lights. Tiled walls and floor.



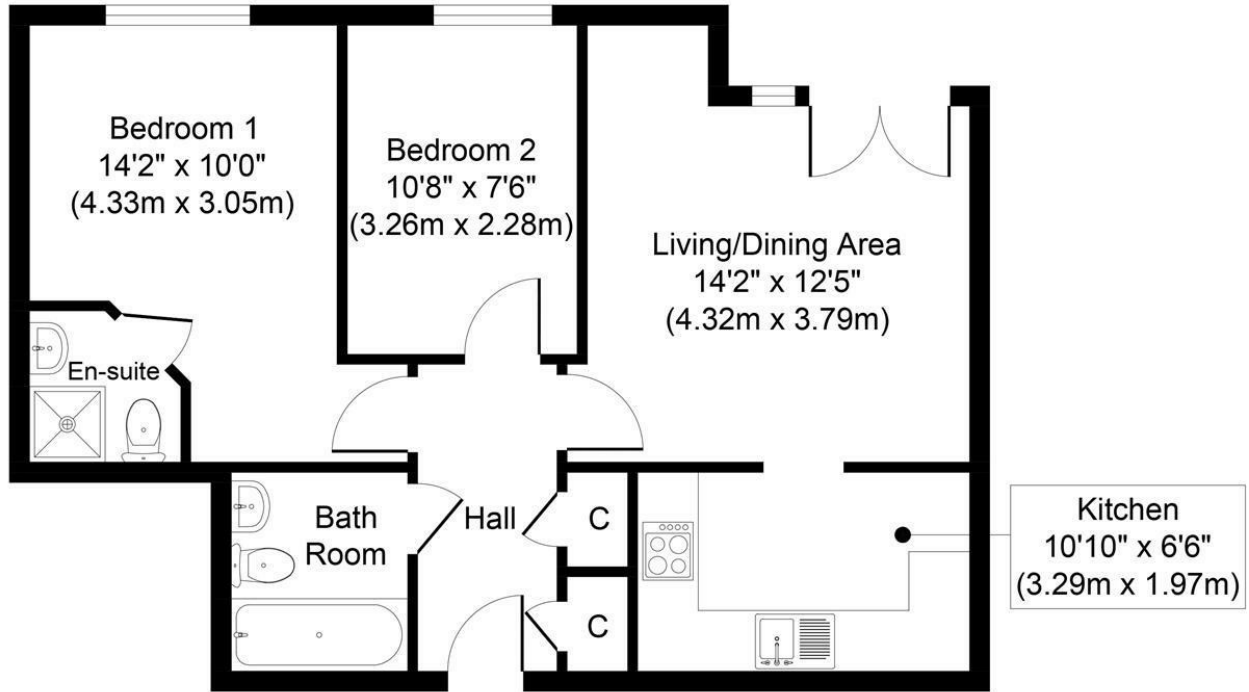
Balcony

Good size decked balcony with Duke Street facing.



Allocated Parking

Secure allocated car parking space situated underground.



Approximate Floor Area
575 sq. ft
(53.43 sq. m)

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 84 |
| (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 | | 78 | 78 |
| (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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