



West Quay Wapping Quay, Liverpool , Merseyside L3 4BW
Asking price £220,000

Bluerow Homes are delighted to offer for sale this 2 bedroom apartment in the Wapping Quay development. A stones throw away from Albert Dock and Liverpool One, this apartment is an ideal home for someone looking for city centre living.

The property is situated on the 3rd floor and briefly comprises of entrance hall, spacious split level lounge/dining room, kitchen, master bedroom with en-suite bathroom, second bedroom and additional family bathroom. There are also two storage cupboard off the main hallway.

The property benefits from secure allocated parking and fob entry into the building.

Lease term 150 years from 1987
Service charge £2470 pa

Kitchen

14'9" x 8'6" (4.5 x 2.6)

Open plan living/dining area

25'3" x 18'8" (7.7 x 5.7)

Bedroom 1

18'4" x 14'5" (5.6 x 4.4)

En-suite

Bedroom 2

14'5" x 11'1" (4.4 x 3.4)

Bathroom

Hallway

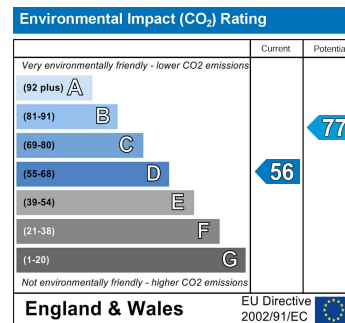
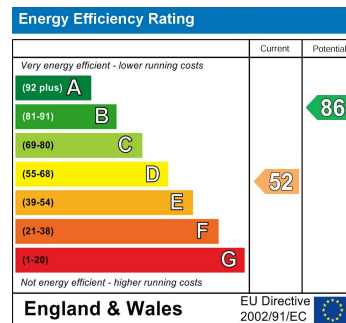
22'11" x 3'7" (7 x 1.1)

Parking space

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later

stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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