



Liberty Place Madison Square, Liverpool , Merseyside L1 5FD
Asking price £139,950

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ATTENTION INVESTORS 6.8% yield!!

Bluerow Homes is offering for sale a two bedroom, duplex apartment with secure allocated parking in Liberty Place, which is situated in an 'Urban Village' commonly known as East Village, it is located to the south of the City Centre in the bohemian and lively quarter of Liverpool city centre known as the RopeWalks. The property is currently tenanted on a fixed term tenancy at £795 pcm furnished, fixed until February, 2018.

Viewing highly recommended

Liberty Place

Liberty Place is situated in an 'Urban Village' commonly known as East Village, it is located to the south of the City Centre in the bohemian and lively quarter of Liverpool city centre known as the RopeWalks.

East Village has provided the RopeWalks with an exciting, international restaurant quarter including Sapporo Teppanyaki Japanese restaurant and Il Forno Italian restaurant to name but a few and boasts a vibrant community in an area that combines old and new.

ATTENTION INVESTOR'S the property has a fixed term tenancy until February 2018 at £795 pcm.

Communal entrance

Video and audio secure intercom, engineered wood floor, ceiling lights, wall mounted storage heater.

Apartment Entrance

Video and audio secure intercom, Carpet floor, ceiling lights, wall mounted electric heater.

Cloaks Room

Low level wc, pedestal wash hand basin, mirror, tiled floors, extractor fan. Frosted double glazed window

Living Dining Area

20'11" x 11'8" (6.39 x 3.57)

Carpet floor, wall mounted electric heater, two suspended ceiling lights, double glazed French doors to a Juliet balcony into courtyard, staircase leading to upper floors and door leading to kitchen

Separate Dining Kitchen

11'1" x 10'1" max (3.40 x 3.08 max)

Fitted with a range of wall, base and drawer units, work surfaces, integrated oven, hob and extractor, space and plumbing for fridge freezer, washer/dryer and dish washer. Down light storage cupboard housing meters part tiled walls, tiled floor.

staircase and landing

Carpet, ceiling lights and space for storage, leading up to first floor bedrooms

Bedroom One

12'7" x 11'3" (3.85 x 3.44)

Wall mounted electric heater, suspended ceiling lights, carpet flooring, double glazed window

Bathroom

White suite comprising of low level w.c., pedestal wash hand basin, panelled bath with electric shower over, tiled floor, part tiled walls, shaver point, extractor and mirror.

Bedroom Two

7'1" x 11'6" (2.17 x 3.52)

Suspended ceiling light, carpet flooring, wall mounted electric heater and double glazed window

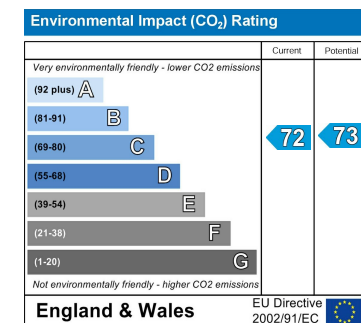
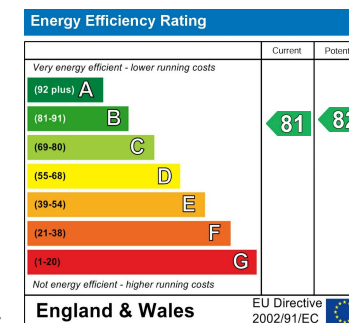
Car Parking

Secure under ground allocated car 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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