



Apartment 4 29 Duke Street, Liverpool , Merseyside L1 5AQ
Asking price £135,000

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Bluerow Homes are delighted to offer for sale this wonderful two bedroom apartment situated in the heart of Liverpool City Centre.

The property is within easy walking distance of John Lewis and the amazing Liverpool One shopping district offering a vast array of local amenities including bars, restaurants, shops and cinemas.

The property briefly comprises, entrance hallway, open plan Living/Dining/Kitchen area, two double bedrooms, bathroom. Befitting from secure allocated parking

The property is currently let on a periodic tenancy achieving £700 per calendar month. This property would be an Ideal purchase for both investors and home buyers.

An internal inspection is strongly recommended.

Figures to be verified;
Lease length 125 years from 2009
Service charge £1100 per annum and £197 for car park
Ground Rent GR= £261.84 and £119.02 per car park

Communal Entrance

Lift and stairs to all floors.

Apartment Entrance Hallway

Laminate wood flooring. Intercom entry handset. Radiator.

Open Plan Living/Dining/Kitchen

A range of wall and base units with wood effect work surfaces. Integrated electric oven, hob and extractor. Space for fridge freezer and plumbing for washing machine. Two double glazed windows. Two wall mounted electric heaters. Wood laminate flooring to living area and tiled to kitchen area.

Bedroom One

Fitted carpet flooring. Double glazed window. Wall mounted electric radiator.

Bathroom

Three piece white suite comprising; panel bath with shower attachment over and glazed shower screen. Pedestal wash hand basin. Low level w.c. Tiled walls and floor. Shaver point

Bedroom Two

Fitted carpet flooring. Double glazed window. Wall mounted electric radiator.

Parking

One Allocated parking

Important Notes

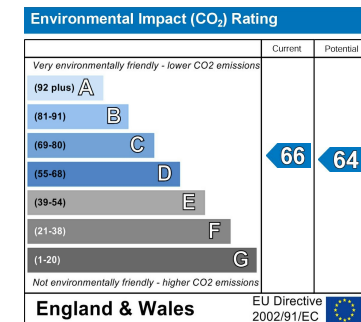
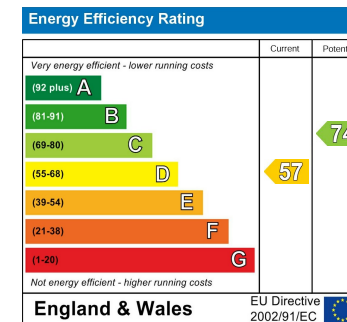
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THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS

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ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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