



22 Water Street, Liverpool , Merseyside L3 1BH
Offers in the region of £120,000

bluerow
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*****ATTENTION ALL BUYERS - UNDER MARKET VALUE PROPERTY*****

This wonderful Grade II* Listed Tower Building is situated in the Historic Down Town area of the city which forms part of the World Heritage Site. Overlooking the Tower is the world famous Royal Liver Buildings built in 1910 also designed by architect W. Aubrey Thomas. On the North side of the Tower is Our Lady and St Nicholas Church. The Tower was built in 1908 as an office block but was converted in 2006.

Bluerow homes are offering for sale a 5th floor apartment briefly comprising; entrance hall, one double bedrooms, family bathroom, open plan lounge/dining/kitchen area.

As well as a prime location within a historic building the property also benefits from electric heating throughout and with monthly rolling AST paying £650 pcm

We are advised on the figures below, yet to be confirmed;
Lease 999 years
Service charge £1598.68 per quarter

Property Description

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Communal Area

24 Hour concierge via door entry system, post box collection, stairs and lifts to upper floors

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

Apartment Entrance Hall Way

audio intercom system, recessed halogen downlighters, electric radiator

Living/ Dining /Kitchen Area

20'9" x 17'3" (6.32m x 5.26m)

The living area is a light and spacious room with space for dining. There are four large sash windows with secondary glazing providing lots of natural light. With neutral decor, laminate flooring and wall mounted electric heaters. The room is open plan with the kitchen.

Kitchen Area comprises A modern fitted kitchen with fitted wall and base units and work surfaces. There is an integrated fridge freezer, dishwasher, electric oven and halogen hob. Sink and draining unit. storage cupboard housing water cylinder and space for washing machine, Spot lighting.

Bedroom

13'11" x 9'1" (4.24m x 2.77m)

Good size double bedroom, electric radiator, sash window with obscure glazing

Bathroom

white suite comprising, bath with shower over, wash hand basin, w.c., mirror, halogen downlighters, tiled walls and floor, heated chrome towel rail

