



Tobacco Wharf 51 Commercial Road, Liverpool , Merseyside L5 9XS
Asking price £120,000

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to offer for sale this large two bedroom duplex apartment situated on the outskirts of Liverpool city centre, with Bus and Rail access within minutes walk. This property briefly comprises of entrance hall, modern shower room, good size master bedroom with balcony, second double bedroom, spiral staircase leading to the large open kitchen- living -dining room with balcony and access to roof terrace. Modernised throughout, secure allocated parking for one car, double glazing and no onward chain.

We are advised on the figures below, yet to be confirmed;
Lease 125 Years from 2003
Service charge £1567.78pa
Ground rent £25pa

Property Description

Bluerow Homes are pleased to offer for sale this large two bedroom duplex apartment situated on the outskirts of Liverpool city centre, with Bus and Rail access within minutes walk. This property briefly comprises of entrance hall, modern shower room, good size master bedroom with balcony, second double bedroom, spiral staircase leading to the large open kitchen- living -dining room with balcony and access to roof terrace. Modernised throughout, secure allocated parking for one car, double glazing and no onward chain.

Apartment Entrance

18'4" x5'4" (5.6 x1.63)
UPVC front door, carpeted flooring, intercom entry system, space for washing machine, doors to both bedrooms , door to shower room and spiral staircase leading to kitchen-living room, fuse box;

Shower Room

7'4" x 5'10" (2.26 x 1.79)
Walk in shower with mixer head over, low level w/c, hand wash basin set in integrated units, chrome towel radiator, tiled flooring and tiled walls with mosaic boundary, extractor fan;

Master Bedroom

13'11" x 12'2" (4.25 x 3.72)
Carpet flooring, electric wall mounted radiator and double glazed doors leading to balcony

Bedroom Two

13'11" x 8'8" (4.25 x 2.65)
Carpet flooring, wall mounted electric radiator and double glazed window

Stairs to upper floor

Leading from 1st floor entrance to 2nd floor

Living/Dining/Kitchen

21'4" x 20'8" (6.52 x 6.31)
Kitchen area comprising; black high gloss base kitchen units with contrasting Lime green granite worktops, integrated electric oven, induction hob, one and a half bowl stainless steel sink, space for fridge freezer,

Balconies

The property benefits from two balconies, one off the master bedroom and the other off dining/Living Area, photo's showing view from balconies

Large Terrace

There is a large, roof terrace, accessed via patio doors off Living area

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.

