

## Tower Building 22 Water Street, Liverpool, Merseyside L3 1BH

### £399,999

Bluerow Homes are pleased to welcome to the market this exclusive third floor apartment which boasts over 1400 Square feet, situated in the wonderful Grade II Listed Tower Building.

Perfectly located in the Historic Down Town area of the City with the Royal Liver Buildings adjacent and St Nicholas Church and it's beautiful grounds to the North of the Tower and within walking distance of all the City's popular shopping areas, bars and restaurants, you couldn't ask for a better location.

The Tower was built in 1908 as an office block before being converted to apartments in 2006.

The apartment itself comprises of hallway which leads to a 36 foot living room which offers amazing views of The Liver Buildings and vibrant waterfront, modern fitted kitchen area, two double bedrooms, En-suite shower room and additional bathroom.

The property Benefits from 24 hour concierge and allocated parking for one car.

Details to be verified;  
Lease term 999 years

- 36 Foot Living Dining Room
- Wonderful Views of Three Graces
- Viewing Highly Recommend
- Two Double Bedrooms
- No onward Chain
- Secure Allocated Parking
- Two Bathrooms
- EPC rating D
- over 1400 Square Feet

### **Communal Entrance**

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

### **Entrance Hall**

Laminate flooring throughout, wall radiator. Sash windows with secondary glazing.

### **Living room/Dining room**

Laminate flooring throughout, 3 electric wall heaters, five large sash windows ( with secondary glazing)with views of the liver buildings and waterfront.

### **Kitchen**

Steps leading up to kitchen area;  
Fitted stylish kitchen comprising of wall, drawer and base units. Granite work surface, inset sink and mixer tap and integrated appliances. Tiled floor.

### **Bedroom One**

Fitted wardrobes, electric wall heater, carpeted floor. Sash windows with secondary glazing.

### **En-Suite Shower Room**

Tiled floor and walls, Bathroom suite consisting of, Shower, WC , wash hand basin and chrome heated towel rail.

### **Bedroom Two**

Carpeted floor, electric wall heater , sash windows with secondary glazing.

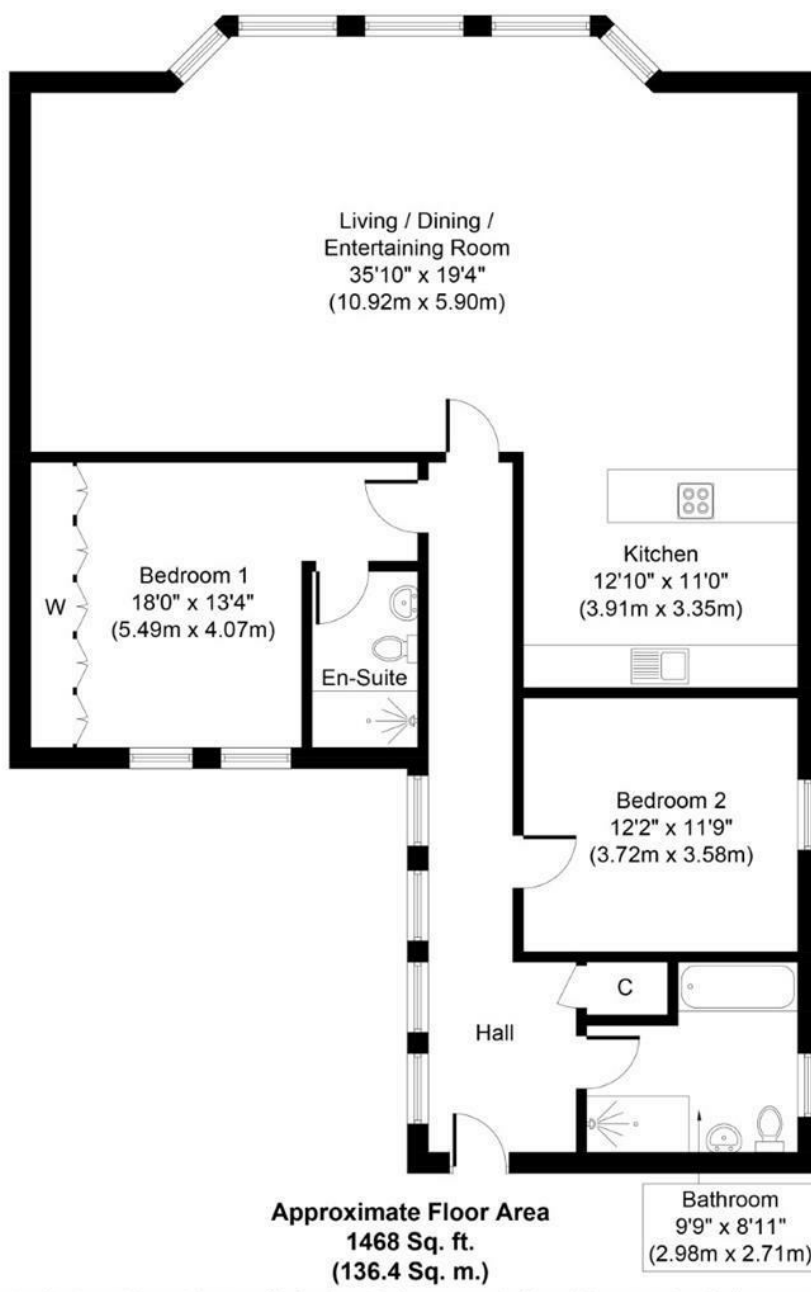
### **Bathroom**

White suite comprising of Bath, WC and wash hand basin, heated towel rail, tiled floor and walls. Sash window with secondary glazing.

### **Parking**

One allocated parking space

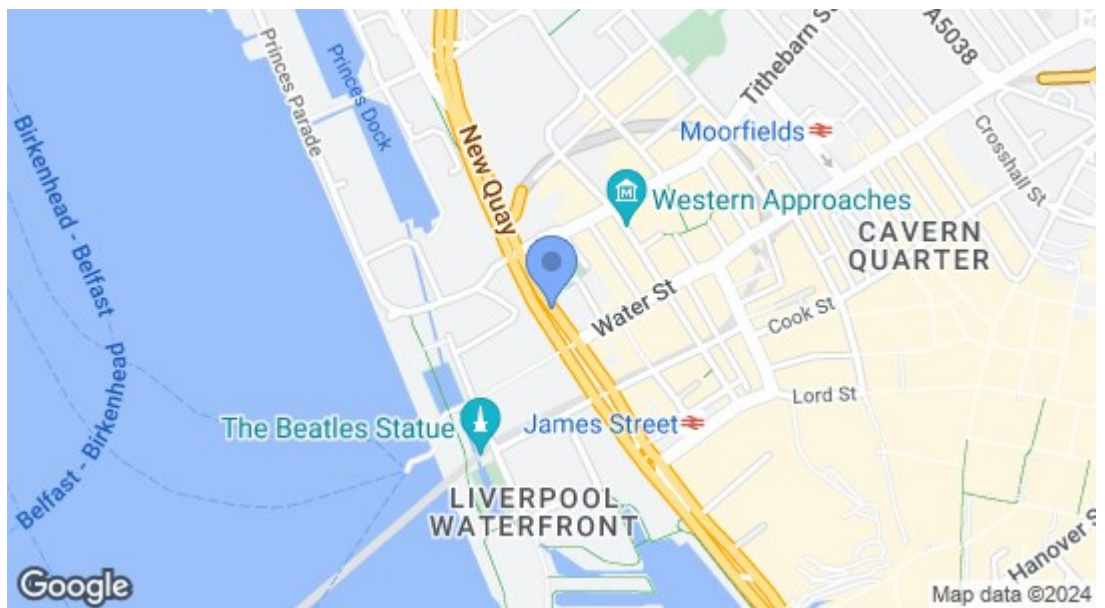




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

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