



68 The Anchorage, Liverpool , Merseyside L3 4DT
Asking price £157,000

Bluerow Homes are delighted to offer this attractive 2 bedroom waterfront apartment situated on The Anchorage a stones throw away from the city and all amenities, yet tucked quietly away with fantastic views out over the water. The property briefly comprises a living/dining area with a small sit out onto balcony, kitchen, 2 double bedrooms and a bathroom. The property benefits from allocated parking. Viewing is advised to fully appreciate this property.

Attention investors - Fixed term tenancy in place until 14th May 2019 x £575 pcm unfurnished let

We are advised on the figures below, yet to be confirmed;
 Lease 250 Years from 1996
 Service charge £1240
 Ground rent £30 pa

Communal Entrance

Intercom entry system, stairs to upper floors

Entrance Hallway

Entry phone system, storage cupboard, ceiling lights, radiator, laminate flooring

Living/Dining Area

12'9" x 15'11" (3.9 x 4.87)

Double glazed window, french double glazed door to balcony with fantastic views of the Marina, radiator, laminate flooring.

Kitchen

5'5" x 10'8" (1.67 x 3.27)

Walk through from the living room - fitted with a range of wall and base units, space and plumbing for appliances, electric hob, electric oven and extractor fan, stainless steel sink, double glazed window with views of the marina.

Bedroom 1

9'2" x 12'9" (2.81 x 3.9)

Two double glazed windows with views towards the Liver Buildings, wooden laminate flooring, ceiling lights, radiator.

Bedroom 2

6'10" x 13'8" (2.10 x 4.19)

Double glazed window with views towards the Marina, ceiling lights, radiator

Bathroom

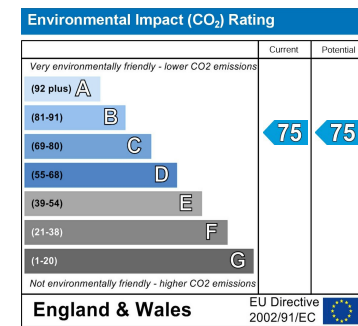
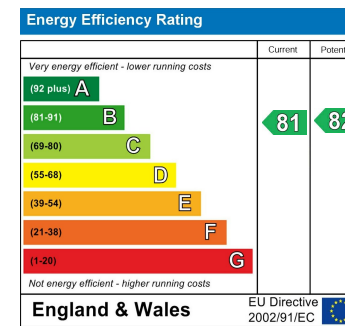
Three piece white suite comprised of a twin grip panelled bath with shower over, wash hand basin, w.c; extractor, shaver point, tiled walls, vinyl flooring, ceiling lights

Outside

Allocated parking

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.



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