



**14 South View, Liverpool , Merseyside L22 5BD**  
**Asking price £139,950**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are offering for sale a spacious Penthouse Apartment in a purpose built development. With over 900 square feet this accommodation briefly comprising; open plan Living Dining area, open to Fitted Kitchen. Two generously sized bedrooms, family bathroom and En-Suite shower room. Off road, secure allocated parking for one car.

This property is situated 0.3 miles from Waterloo train station and 0.4 miles from Crosby beach. South View is close to excellent local restaurants, bars and shops.

Periodic tenancy achieving £625 per calendar month. No onward chain. Viewings recommended to appreciate all that is on offer.

Figures to be verified  
Lease 999 years from 2005  
Service charge £1000 per annum  
Ground rent £150 per annum

#### Communal Entrance

Visual and audio intercom central system. Lift and stairs to all floors. Postbox collection point.

#### Apartment Hallway

Third floor entrance arrived via lifted. Carpet floor. Storage cupboard. Intercom entry handset and monitor. Ceiling lighting. Doors leading to all rooms.

#### Living/Dining Area

17'1" x 17'5" (5.21 x 5.31)

Three uPVC double glazed windows with rear aspect. Carpet flooring. Ceiling lighting. Radiator. Open plan to Kitchen

#### Fitted Kitchen Area

7'9" x 7'9" (2.37 x 2.38)

Fitted kitchen, set back off the dining area. Wall, base and drawer units with integrated appliances including fridge, freezer, dishwasher, oven, gas hob and extractor hood. Free standing washing machine. Stainless steel wash hand basin and mixer taps. work surfaces, part tiled wall. tiled floor. Velux window.

#### Master Bedroom

11'2" x 18'5" (3.42 x 5.63)

Good size double bedroom with two Velux windows. Carpet flooring. Radiator. Door leading to En-suite

#### En-Suite Shower Room

Three piece white suite briefly comprising: Step up corner shower cubicle with glazed doors and shower. Low level W.C., pedestal wash hand basin. Tiled floor. Vellum window.

#### Bedroom Two

12'10" x 17'6" (3.92 x 5.35)

Another great sized double bedroom. Carpet flooring. Two Velux windows. Radiator. Ceiling Lighting.

#### Bathroom

Three piece white suite briefly comprising Panel Bathroom with shower attachment. Pedestal wash hand basin. Low level W.C., Heated towel rail. Part tiled walls, tiled floor. Velux Window.

#### Parking

Allocated parking to the rear of the development.



116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com

**bluerow**  
SALES | LETTINGS | INVESTMENTS