



Ullet Road, Liverpool L17 3BP

welcome to

Ullet Road, Liverpool

Jones & Chapman welcome to the sales market this well located studio flat with views overlooking Sefton Park, situated within the highly desirable and popular residential area of Aigburth, L17. Within close walking distance to Sefton Park, its location is fantastic. Viewings advised.



Entrance Hall

Wood door to the front, oak wood flooring, loft hatch.

Lounge / Bedroom

16' 8" into alcove x 13' 9" (5.08m into alcove x 4.19m)
Single glazed doors to balcony, built in cupboard, oak wood flooring.

Kitchen

6' 1" x 5' 11" (1.85m x 1.80m)
Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric cooker point, tiled splash back.

Bathroom

Bath, wash hand basin, extractor fan, W.C, wood flooring.

External

The property benefits from lovely communal gardens and residents parking in the grounds.



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Ullet Road, Liverpool

- First Floor Studio Apartment
- Fantastic Location In Aigburth, L17
- Close To Sefton Park
- Beautiful Communal Gardens
- Garage In Grounds For Storage

Tenure: Leasehold EPC Rating: E

offers over

£110,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ALT119356 - 0015

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, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 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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Please note the marker reflects the postcode not the actual property