



Rutland House Croxteth Drive, Liverpool L17 3AF

welcome to

Rutland House Croxteth Drive, Liverpool

We are delighted to bring to the market this spacious apartment, situated just on the edge of Sefton Park with stunning views across the city and onto the Welsh hills.



Lounge

14' 5" x 15' 9" (4.39m x 4.80m)

Double glazed window to the front and side, radiator, wood effect laminate flooring.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, plumbing for dishwasher, double glazed window to the side.

Bedroom One

14' 7" x 9' 8" (4.45m x 2.95m)

Double glazed window to the side, access to side balcony and wood effect laminate flooring.

Bedroom Two

9' 3" x 13' 7" (2.82m x 4.14m)

Double glazed window to the side, radiator, access to front balcony and wood effect laminate flooring.

Bathroom

Bath with shower over, wash hand basin, W.C, part tiled walls, radiator.

External

Outside there are communal gardens, gated estate with secure off street parking'



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Rutland House Croxteth Drive, Liverpool

- Two Bedroom Penthouse Apartment
- Panoramic Views Over Sefton Park
- Lounge
- Fitted Kitchen
- Family Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT121396 - 0009

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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