



**Pelham Grove, Liverpool L17 8XD**

**welcome to**

**Pelham Grove, Liverpool**

A credit to the vendor A truly immaculate two bedroom duplex apartment within a period property and enjoying a much sought after cul de sac location off Lark Lane close to restaurants and amenities Only by a personal internal inspection can the many features be appreciated



### **Lounge**

18' 6" x 16' 8" ( 5.64m x 5.08m )

Double glazed window to the front and side, radiator.

Stairs to basement, bedrooms and kitchen.

### **Kitchen**

11' 8" x 6' 4" ( 3.56m x 1.93m )

Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl stainless steel sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine, radiator.

### **Bedroom One**

16' 7" plus bay x 16' 6" ( 5.05m plus bay x 5.03m )

Double glazed window to the front and side, radiator.

### **Bedroom Two**

13' 5" plus bay x 13' ( 4.09m plus bay x 3.96m )

Double glazed window to the front, radiator.

### **Shower Room**

Shower, radiator, wash hand basin, extractor fan, W.C, part tiling.

### **External**

Outside there are mature and communal gardens.



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welcome to

## Pelham Grove, Liverpool

- A credit to the current owners This is a superb property decorated and fitted to the highest of standards throughout
- A two bedroom duplex apartment within a period property
- A much sought after cul de sac location off Lark Lane with restaurants and wine bars
- Two double bedrooms with fitted furniture
- A bespoke high end kitchen complete with appliances

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT121619 - 0006

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