









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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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

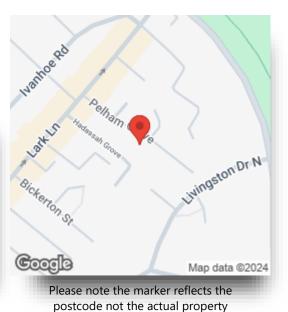
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over









view this property online jonesandchapman.co.uk/Property/ALT121619



Property Ref: ALT121619 - 0016 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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