



Martindale Road, Liverpool L18 3LQ

welcome to

Martindale Road, Liverpool

Jones and Chapman are delighted to present to the sales market this one bedroom apartment in Martindale Road. Situated just a short walk from Calderstones Park, located in the popular postcode of L18, the property benefits from a fantastic variety of amenities including shopping facilities, pubs, re



Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

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

Kitchen

8' 3" x 9' 3" (2.51m x 2.82m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, oven, electric hob with extractor fan over, tiled flooring, part tiled walls, double glazed window to the rear.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

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

Bathroom

Bath, wash hand basin, W.C, shower cubicle, tiled walls.

External

Well-maintained communal gardens, off road parking.

****note****

Current owner has negotiated and agreed a new 999 year lease for the property, which will be completed simultaneously with the sale of the property.



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Martindale Road, Liverpool

- One Bedroom Apartment
- Lounge
- Fitted Kitchen
- Double Bedroom
- Family Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Aug 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT121887](https://www.jonesandchapman.co.uk/Property/ALT121887)



Property Ref:
ALT121887 - 0011

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.

 jones & chapman



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