







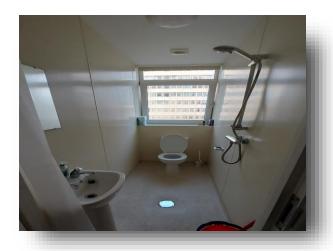


# welcome to

# **Daniel House Trinity Road, Bootle**

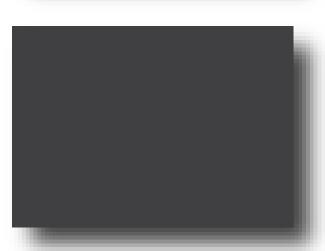
Cash offers are sought for this purpose built one bedroom Fourth floor apartment, Currently let at £625 pcm (£7500 p.a) with annual costs of £2000 (£1800 management £200 ground rent). This gives an excellent ROI Close to most amenities Viewing essential.













#### **Communal Entrance**

Concierge intercom.

# **Open Plan Lounge Kitchen** 14' 3" x 11' 6" ( 4.34m x 3.51m )

Double glazed window to the rear, electric radiator. Fitted kitchen with base units, work surfaces incorporating a stainless steel sink and drainer, electric oven, electric hob, electric radiator.

#### **Bedroom One**

14' 3" x 7' 10" ( 4.34m x 2.39m ) Double glazed window to the rear, tiled floor.

#### **Wet Room**

Double glazed window to the rear, shower, wash hand basin, W.C.





### welcome to

# **Daniel House Trinity Road, Bootle**

- Cash offers only due to being on the 4th floor
- Purpose built one bedroom apartment
- Modern open plan lounge/dining area/ kitchen
- Let at £625 pcm (£7500 annual)
- Management £1800 p.a Ground rent £200 p.a.

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£50,000







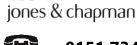


Please note the marker reflects the postcode not the actual property

## view this property online jonesandchapman.co.uk/Property/ALT121855



Property Ref: ALT121855 - 0003 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.



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.