



**Arch View Crescent, Liverpool L1 7BA**

**welcome to**

**Arch View Crescent, Liverpool**

Jones and Chapman are delighted to bring to the market this Two bedroom apartment in Arch View Crescent.

Nestled conveniently between the Ropewalks and Georgian Quarter areas of the city with a vast array of shops, bars and restaurants on your doorstep.



**Entrance Hall**

Radiator, wood effect laminate flooring.

**Lounge**

22' 5" x 16' 6" ( 6.83m x 5.03m )

Double glazed window, radiator, spotlights, wood effect laminate flooring.

**Kitchen**

Fitted kitchen with wall and base units, stainless steel sink and drainer incorporating work surfaces, tiling, electric oven, gas hob with cooker hood, plumbing for washing machine, fridge freezer, spotlights.

**Bedroom One**

12' 6" x 8' 7" ( 3.81m x 2.62m )

Double glazed window, radiator, wood effect laminate flooring.

**Bedroom Two**

7' 9" x 7' 6" ( 2.36m x 2.29m )

Double glazed window.

**Bathroom**

Bath with mixer taps, wash hand basin, WC, tiling.

**Rear Garden**

Communal gardens with allocated parking.



***view this property online*** [jonesandchapman.co.uk/Property/ALT122075](http://jonesandchapman.co.uk/Property/ALT122075)





welcome to

## Arch View Crescent, Liverpool

- Two Bedroom Apartment
- Open Plan Living
- Fitted Kitchen
- Family Bathroom
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

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.

# £130,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122075](https://jonesandchapman.co.uk/Property/ALT122075)



Property Ref:  
ALT122075 - 0004

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



**0151 734 1440**



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



**jonesandchapman.co.uk**