



Willow Rise Roughwood Drive, Liverpool L33 8WZ

welcome to

Willow Rise Roughwood Drive, Liverpool

Offered with no chain Cash offers only for this well maintained two bedroom (master with en-suite) 14th floor purpose built apartment which has stunning views from a large balcony An excellent investment opportunity that has been tenanted at a monthly rent of £725



Entrance Hall

With stairs and lift

Internal Hall

With a staircase to the living accommodation and storage area Electric radiator

Cloak Room

Off the internal hall with w.c and hand wash basin

Hall

With storage cupboard Electric radiator

Modern open plan living space uPVC windows to the side uPVC French Doors to the rear giving access on to the balcony Electric radiator

Lounge/ Dining Room/ Kitchen

19' x 12' 7" (5.79m x 3.84m)

Modern open plan living space uPVC windows to the side uPVC French Doors to the rear giving access on to the balcony Electric radiator

Bedroom 1

French doors on to a large balcony Electric radiator

En-Suite

Walk in shower cubicle, Wash hand basin W.C.
Electric towel radiator Partially tiled

Bedroom 2

Irregular Shaped Room 12' 3" x 8' 3" (3.73m x 2.51m)
Plus recess of 8'9 x5'6 with skylight window uPVC window Electric radiator

Bathroom

Fitted with a modern traditional 3 piece suite
Panelled bath with mixer taps and shower Wash hand basin W.C Part tiled Xpelair

Outside

There is secure and allocated parking We understand this property has 2 spaces behind electric gates



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Willow Rise Roughwood Drive, Liverpool

- Cash offers only
- A well maintained two bedroom 14th floor purpose built apartment
- Master bedroom with en-suite shower room
- Stunning views from the large balcony
- Immediate vacant possession

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122277 - 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.

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