

# Flat 10 Sandringham Drive, Liverpool L17 4JW



## welcome to

## Flat 10 Sandringham Drive, Liverpool

Offered with no chain This superb basement apartment with its own private entrance is further enhanced by having its own private garden Offering modern open plan living with a large hall complete with study area and a large second room ideal for a number of uses Viewing is essential

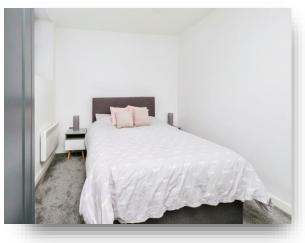












#### Lounge

14' 5" x 14' 6" ( 4.39m x 4.42m ) Double glazed sache windows to the front, radiator, open to kitchen.

### Kitchen

7' 2" x 10' 3" ( 2.18m x 3.12m ) Fitted kitchen with wall and base units, stainless steel sink and drainer with one wash bowl incorporating work surfaces, electric oven and hob, plumbing for washing machine, fridge freezer.

**Landing** Cupboard , airing cupboard, electric radiator.

**Bedroom One** 12' 4" x 10' 8" ( 3.76m x 3.25m ) Double glazed window to the side, electric radiator.

#### Bathroom

Bath with mixer taps, radiator, shower cubicle, wash hand basin, extractor fan, WC, part tiling.

#### Study

7' 9" x 14' ( 2.36m x 4.27m ) Double glazed window to the rear, electric radiator.

**Rear Garden** Enclosed and private well stocked garden.

### Parking

Communal parking.





## welcome to

## Flat 10 Sandringham Drive, Liverpool

- Boasting its own private and enclosed garden area at the rear
- Private access from the rear into modern open plan living space
- Offered with no onward chain
- A good size second room suitable for a number of uses
- One bedroom basement apartment

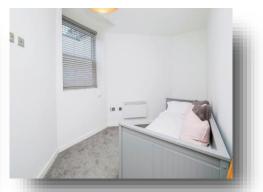
### Tenure: Leasehold EPC Rating: D

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 in the region of

#### C405 000





## view this property online jonesandchapman.co.uk/Property/ALT122301



Property Ref: ALT122301 - 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.

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.

## jones & chapman



0151 734 1440

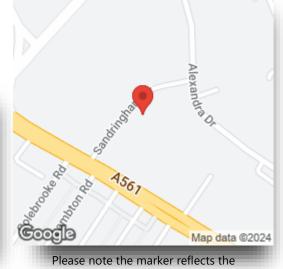


Allerton@jonesandchapman.co.uk

36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk



postcode not the actual property