







welcome to

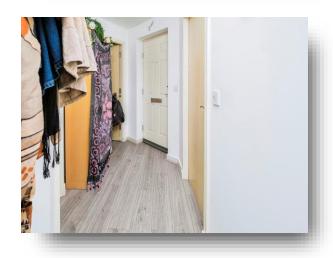
Wood Street., Liverpool

Enjoying a popular and sought after location in the heart of Liverpool This two bedroom apartment has spacious accommodation The master bedroom boasts an en suite shower room in addition to the family bathroom The main living area is a modern open plan design Internal inspection is essential













Entrance

Communal area, lifts, stairs to first floor.

Entrance Hall

First floor, door to front.

Lounge

24' 6" x 10' 4" (7.47m x 3.15m)

Double glazed bow bay window to the rear.

Kitchen

Fitted kitchen with wall and base units, stainless steel sink and drainer with one and a half bowls incorporating work surfaces, tiling, electric oven, gas hob with over head cooker hood, and plumbing for washing machine.

Bedroom One

 $9' \ 2'' \ x \ 9' \ (2.79 \ m \ x \ 2.74 \ m)$ Double glazed bow bay window to the rear, radiator.

En Suite

Shower cubicle, wash hand basin, WC, extractor fan, part tiling.

Bedroom Two

 $9' \times 6' (2.74 \text{m} \times 1.83 \text{m})$ Double glazed window to the front, radiator.

Bathroom

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





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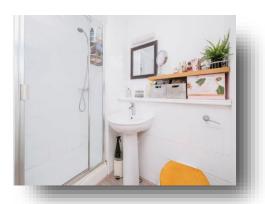
- A spacious first floor apartment
- Long lease
- Two good size bedrooms
- Master bedroom has en-suite facilities
- Modern open plan living/dining/kitchen area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2004 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000









postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122278



Property Ref: ALT122278 - 0006 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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



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