



Bentfield Alma Road., Liverpool L17 6DN

welcome to

Bentfield Alma Road., Liverpool

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane



Entrance Hall

Radiator, carpet.

Lounge

16' 1" x 11' (4.90m x 3.35m)

Double glazed window, radiator, carpet.

Kitchen

8' 2" to max x 7' 11" to max (2.49m to max x 2.41m to max)

Fitted kitchen with wall and base units, stainless steel sink and drainer incorporating work surfaces, tiling, plumbing for washing machine, radiator, double glazed window.

Bedroom One

13' 4" to max x 10' 2" to max (4.06m to max x 3.10m to max)

Double glazed window, fitted window, radiator, carpet.

Bedroom Two

9' 10" to max x 6' 10" to max (3.00m to max x 2.08m to max)

Double glazed window, radiator, carpet.

Bathroom

Bath with mixer taps, radiator, wash hand basin, WC, tiled walls , tiled floor.



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Bentfield Alma Road., Liverpool

- Two Bedroom Apartment
- Lounge
- Fitted Kitchen
- Council Tax Band B
- Communal Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122330 - 0010

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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0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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