



Grove Park, LIVERPOOL L8 0TL

welcome to

Grove Park, LIVERPOOL

We are pleased to offer for sale this charming Ground floor apartment situated within a converted mansion house. Those looking for a property with character will be very attracted to this lovely building. Situated on Grove Park amongst other mansion houses,



Lounge

19' 7" x 11' 6" (5.97m x 3.51m)

Single glazed bay window to front aspect, wood effect laminate flooring. Radiator

Kitchen

9' 4" x 6' 2" (2.84m x 1.88m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, plumbing for washing machine.

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

Sash window to the front, radiator, laminate flooring.
Radiator

Bedroom Two

13' 2" x 8' 4" (4.01m x 2.54m)

Sash window to the front, radiator, laminate flooring.
Radiator

Shower Room

shower cubicle, W.C, wash hand basin, towel radiator



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Grove Park, LIVERPOOL

- Council Tax Band A
- Two Bedroom Apartment
- Ground Floor
- Private Decked Patio Area
- Shower Room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122314 - 0002

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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