







## welcome to

# **Springhill Court, Liverpool**

An impressive two bedroom second floor apartment within a stunning Grade 2 listed building Standing in tended gardens with allocated parking the property is offered with no onward chain and at a price to attract a sale Located within a much sought after location this property demands inspection













#### **Entrance**

Door to the front, staircase to second floor, carpet.

#### **Entrance Hall**

Door to the front, cupboard, single glazed window to the side, electric radiator, laminate flooring.

## Lounge

10' 7" to max x 17' 10" to max ( 3.23m to max x 5.44m to max )

Double glazed window to the front, two electric heaters,.

#### Kitchen

kitchen area, fitted kitchen with wall and base units, stainless steel sink and drainer with one and a half bowls incorporating work surfaces, tiling, electric oven, electric hob, integral dish washer, intergral fridge and freezer, vaulted ceiling.

#### **Bedroom One**

12' 8" to max  $\times$  9' 2" to max ( 3.86m to max  $\times$  2.79m to max ) Single glazed sache window, electric radiator.

### **Bedroom Two**

12' 3" to max x 9' 3" to max ( 3.73m to max x 2.82m to max ) Single glazed window to the rear, electric radiator.

#### **Bathroom**

Single glazed window to the front, heated towel rail, bath with mixer taps, shower, wash hand basin, WC, part tiling.

## **Front Garden**

Communal and well tendered gardens, well established mature trees.

## **Parking**

Communal and allocated secure parking behind gates.





## welcome to

## **Springhill Court, Liverpool**

- · Located within a stunning Grade 2 listed building
- Two bedroom second floor apartment
- Council Tax Band D
- Central enclosed courtyard with tended lawns
- Modern open plan living space

## Tenure: Leasehold EPC Rating: E

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.

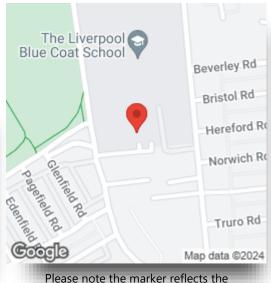
offers over

£140,000









Please note the marker reflects the postcode not the actual property

## view this property online jonesandchapman.co.uk/Property/ALT122513



Property Ref: ALT122513 - 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 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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