



**Rutland House Croxteth Drive, Liverpool L17 3AF**

**welcome to**

**Rutland House Croxteth Drive, Liverpool**

We are delighted to bring to the market this spacious three bedroom apartment, situated just on the edge of Sefton Park with stunning views across the city and onto the Welsh hills.



**Lounge**

15' 8" x 13' 9" ( 4.78m x 4.19m )

Double glazed window, radiator.

**Kitchen**

14' 3" x 7' 6" ( 4.34m x 2.29m )

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, plumbing for wash machine, central heating boiler, double glazed window.

**Bedroom One**

15' 6" x 9' 7" ( 4.72m x 2.92m )

**Bedroom Two**

12' 9" x 10' 8" ( 3.89m x 3.25m )

Double glazed window.

**Bedroom Three**

12' 9" x 7' 8" ( 3.89m x 2.34m )

Double glazed window.

**Bathroom**

Bath with mixer taps, wash hand basin, W.C, radiator, part tiling.

**External**

Communal gardens in a gated estate with secure off street parking.



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welcome to

## Rutland House Croxteth Drive, Liverpool

- Three Bedroom Apartment
- Lounge
- Family Bathroom
- Fitted Kitchen
- Panoramic Views Over Sefton Park and City

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 1993. 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:  
ALT122855 - 0003

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