

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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Rutland House Croxteth Drive, Liverpool

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

Tenure: Leasehold EPC Rating: Awaited

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











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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



0151 734 1440

Google

Ullet Road Churc

The Archdiocese of

Please note the marker reflects the

postcode not the actual property

rpool

Croxteth Dr

Cricket Ground 🐸

Map data ©2024

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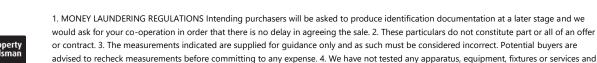


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