



St Annes Court Aigburth Road, Liverpool L17 6BH

welcome to

St Annes Court Aigburth Road,Liverpool

Located in the popular area of Aigburth, L17, is this well presented ground floor two bedroom apartment, brought exclusively to the sales market by Jones and Chapman.



Entance Hall

Storage heater, wood effect laminate flooring.

Lounge

11' 6" x 18' 7" (3.51m x 5.66m)

Double glazed window to the front, storage heater, electric fire, wood effect laminate flooring.

Kitchen

12' 2" x 9' 8" (3.71m x 2.95m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven and hob with extractor fan over, plumbing for washing machine, laminate flooring, double glazed window to the rear.

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed window to the front, storage heaters, fitted wardrobes, wood effect laminate flooring.

Bedroom Two

12' 10" x 6' 6" (3.91m x 1.98m)

Double glazed window, fitted wardrobe, wood effect laminate flooring.

Bathroom

Double glazed window to the rear, bath with mixer tap, W.C, wash hand basin.



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welcome to

St Annes Court Aigburth Road, Liverpool

- Two Bedroom Ground Floor Apartment
- Bright and Spacious Lounge and Diner
- Fitted Kitchen with Hob & Oven
- Two Double Bedrooms with Fitted Storage
- Three Piece Family Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

ALT123072 - 0004

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.

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



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk