



Kingsway Court Burroughs Gardens, Liverpool L3 6EH

welcome to

Kingsway Court Burroughs Gardens, Liverpool

**** SPACIOUS TWO BEDROOM APARTMENT ****

Welcome to Kingsway Court, A first floor apartment within a gated complex with parking space and only 10 minute drive of Liverpool City Centre.



Entrance Hall

Radiator, carpets, intercom.

Lounge

13' 7" to max x 11' 3" to max (4.14m to max x 3.43m to max)

Double glazed window to the side, electric radiator, telephone point, TV point, carpets.

Kitchen

11' 2" to max x 9' 1" to max (3.40m to max x 2.77m to max)

Fitted kitchen with wall and base units, stainless steel sink and drainer with one bowl incorporating work surfaces, part tiling, electric oven and hob, plumbing for washing machine, fridge freezer, radiator, double glazed window to the front.

Bedroom One

11' 3" to max x 11' to max (3.43m to max x 3.35m to max)
Double glazed window to the side, radiator, TV point, carpet.

Bedroom Two

7' to max x 10' to max (2.13m to max x 3.05m to max)
Double glazed window to the front, radiator, TV point, carpet.

Bathroom

Bath with mixer taps, shower, radiator, vanity unit, extractor fan, WC, fully tiled, window to the rear.



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Kingsway Court Burroughs Gardens, Liverpool

- Two Double Bedroom First Floor Apartment
- Intercom Security System
- Three Piece Bathroom
- Spacious Living Room
- Separate Kitchen

Tenure: Leasehold EPC Rating: C

offers in excess of

£110,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ALT123080 - 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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