



Wood Street, LIVERPOOL L1 4DQ

welcome to

Wood Street, LIVERPOOL

**** TWO BALCONIES & A ROOF TERRACE ****

Are you looking for a spacious apartment that not only offers living space inside but entertaining space outside?



Lounge

23' 4" x 11' 4" (7.11m x 3.45m)

Double glazed window to the front, wall lights, radiator, telephone and tv point, radiator, bi folding door, tiled flooring.

Kitchen

9' 3" x 10' 2" (2.82m x 3.10m)

Fitted kitchen with wall and base units, work surfaces incorporating sink and drainer, electric oven, gas hob, integrated dishwasher, radiator, tiled floor. extractor fan

Bedroom One

13' 10" x 11' 4" (4.22m x 3.45m)

Bi folding doors, radiator.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed door to the rear balcony, radiator.

Bathroom

Bath with mixer tap, shower, heated towel rail, wash hand basin in vanity unit, extractor fan, W.C, fully tiled.

Ensuite Shower Room

shower cubicle, fully tiled, tiled flooring, w/c, whb



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welcome to

Wood Street, LIVERPOOL

- A Gorgeous Two Double Bedroom Apartment
- Stunning Refitted Kitchen
- Spacious Lounge With Bi Folding Doors To Balcony
- Ensuite Shower To Master Bedroom and main bathroom
- Bifolding Doors From Master Bedroom To Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3192.00

Ground Rent: 187.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123257 - 0015

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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