



Church View West Albert Road, Liverpool L17 8TJ

welcome to

Church View West Albert Road,Liverpool

**** DREAM A LITTLE DREAM OF ME ****

Are you looking for a spacious two double bedroom apartment nestled in the sought after location of Aigburth?



Lounge

19' 4" x 16' 6" (5.89m x 5.03m)

Kitchen

8' x 10' 2" (2.44m x 3.10m)

Bedroom One

14' 8" x 12' 2" (4.47m x 3.71m)

Ensuite**Bedroom Two**

10' 7" x 10' 1" (3.23m x 3.07m)

Shower Room

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Church View West Albert Road, Liverpool

- A Two Double Bedroom Apartment
- Situated On The Second Floor
- Large Lounge/Diner
- Separate Fitted Kitchen With Integrated Appliances
- Family bathroom, ensuite with shower

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123402 - 0005

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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