

**Elizabeth Court Livingston Drive, Liverpool L17 8XW** 

## welcome to

# **Elizabeth Court Livingston Drive, Liverpool**

\*\* LARK LANE LIFESTYLE \*\*

Are you looking for an immaculate three bedroom apartment where you can enjoy living next to Lark Lane and Sefton Park?













#### Lounge

18' 1" into bay x 21' 4" ( 5.51m into bay x 6.50m )

#### Kitchen

8' 9" x 11' 7" ( 2.67m x 3.53m )

#### **Bedroom One**

10' 4" x 14' 7" ( 3.15m x 4.45m )

#### **Bedroom Two**

10' 5" x 11' 1" ( 3.17m x 3.38m ) **Bedroom Three** 

9' 6" x 8' 9" ( 2.90m x 2.67m )

Bathroom





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## **Elizabeth Court Livingston Drive, Liverpool**

- Beautifully presented first-floor apartment
- Modern classic building with bay windows
- Spacious living room with large feature windows
- Fitted kitchen with freestanding appliances
- Three generous double bedrooms

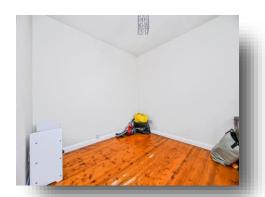
Tenure: Leasehold EPC Rating: B

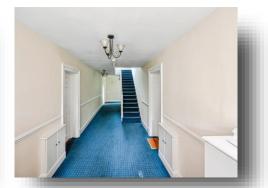
Council Tax Band: C Service Charge: 1200.00

Ground Rent: 20.00

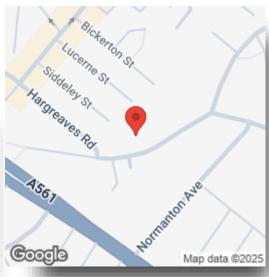
This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123920



Property Ref: ALT123920 - 0003

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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