



**Lancelyn Court, Wirral CH63 9JL**

**welcome to**

**Lancelyn Court, Wirral**

Jones and Chapman are delighted to bring this wonderful two-bedroom upper floor apartment to the open market. Located in the ever-popular Lancelyn Court, Spital, the property is located within easy reach of local amenities such as schools, restaurants, shops and local bus and train stations.



## Property Description

Jones and Chapman are delighted to bring this wonderful two-bedroom upper floor apartment to the open market. Located in the ever-popular Lancelyn Court, Spital, the property is located within easy reach of local amenities such as schools, restaurants, shops and local bus and train stations, with the ability to be in either Liverpool or Chester within 20-25 minutes. This property consists of a welcoming entrance hall, two good-sized double bedrooms with built-in storage, a family shower room, and a large, spacious reception room leading to both a small balcony overlooking the street below, and a well-appointed kitchen, accessed through an open archway. The décor, fittings and appliances are all of the best possible quality to ensure that they last a long time and have been fitted and installed to a very high standard.

Viewing highly recommended, so please contact us today to arrange.

## Entrance Hall

Large entrance hall with carpet flooring, double radiator, fitted cupboard housing consumer unit and electricity meter. Part boarded loft with lights and insulation and ladders. Doors leading to lounge, bathroom and bedrooms.

## Lounge

13' 3" x 21' 2" (4.04m x 6.45m)

UPVC double glazed bay windows and door to front with fitted blinds. Electric fire, carpet flooring, coving and opening to dining area and two double radiators.

## Kitchen

8' 2" x 11' 5" (2.49m x 3.48m)

Range of white gloss wall, base and drawer units with grey worktops, integrated oven, microwave, washer dryer, fridge freezer and Slimline dishwasher, Worcester central heating boiler, one and a half drainer sink. Four ring induction hob, UPVC double glazed window to the rear with fitted blinds. Lino flooring throughout, tiled walls and inset spotlights.

## Bedroom One

Beautifully decorated master bedroom with ten door fitted wardrobes, full length under the window fitted drawers and double radiator. Carpet flooring, UPVC double glazed window to the front with fitted blinds.

## Bedroom Two

9' 6" x 15' 7" (2.90m x 4.75m)

UPVC double glazed window to the front with fitted blinds, double radiator, five door fitted wardrobes, fitted drawers and built in cupboard.

## Family Bathroom

7' 3" x 7' 4" (2.21m x 2.24m)

Stunning bathroom with double shower cubicle with chrome fittings and glass screen. Wall mounted wash hand basin in fitted grey gloss units. Low level dual flush WC, UPVC double glazed window to the rear with fitted blinds. Splashwall to ceiling with inset spot lights, chrome ladder style radiator and tiled walls.

## Outside

### Rear Garden

Communal gardens and bin storage.



***view this property online*** [jonesandchapman.co.uk/Property/BEB109914](http://jonesandchapman.co.uk/Property/BEB109914)



## welcome to Lancelyn Court, Wirral

- Two bedroom upper floor apartment in the heart of Spital
- Transport links via bus, train and Motorways links for Liverpool
- In easy reach of schools
- Plenty of food and drink hot spots and many other amenities in walking distance.
- A welcoming entrance hall, lounge, dining area, kitchen, two bedrooms & family bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 193 years from 19 May 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/BEB109914](https://www.jonesandchapman.co.uk/Property/BEB109914)



Property Ref:  
BEB109914 - 0007

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 644 8666**



[Bebington@jonesandchapman.co.uk](mailto:Bebington@jonesandchapman.co.uk)



4 Church Road, BEBINGTON, WIRRAL,  
Merseyside, CH63 7PH



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)