



64 West Hill Avenue, Chapel Allerton  
£179,995



LOCATION LOCATION LOCATION - THIS PROPERTY COULDN'T HAVE A BETTER POSITION, RIGHT IN THE CENTRE OF CHAPEL ALLERTON YET TUCKED IN A QUIET BACKWATER - NO ONWARD CHAIN - IDEAL FIRST TIME BUY/INVESTMENT PURCHASE - SPACIOUS TWO BEDROOM APARTMENT - LARGE LIVING ROOM WITH DINING AREA - WELL PROPORTIONED FITTED KITCHEN - SHOWER ROOM WITH CONTEMPORARY FIXTURES AND TILING - VIEWS OVER GROUNDS - INTERNAL VIEWING IS ESSENTIAL - LONG LEASE - LOW RUNNING COSTS

With Upvc double glazing throughout this spacious apartment is in an exceedingly sort after location in the centre of Chapel Allerton, this is a rare buy due to properties infrequently coming to the market here so snap this one up before it goes! Briefly comprising: Spacious hall with storage, master bedroom with built in wardrobes, second bedroom. Good size kitchen with plentiful storage, second bedroom, large living room with plenty of natural light and lovely views over the grounds

### AREA GUIDE

Situated on this quiet 'no through road' the property is just round the corner from the beautiful St Matthews church. Within seconds you are at the end of the street and in bustling Chapel Allerton with its many amenities, independent shops, cafes, bars and restaurants that are on offer.

### LEASEHOLD

LEASEHOLD - 999 YEARS from 1983

BUILDING INSURANCE - £125.00 PER MONTH (PLEASE

NOTE THIS WILL INCREASE TO £165.00 FROM JUNE 24)  
SERVICE CHARGE - THERE IS NO SERVICE CHARGE





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### **COUNCIL TAX BAND**

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### **EPC**

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### **EPC RATING**

TBC

### **FIXTURES AND FITTINGS**

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### **FLOORPLANS**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### **MEASUREMENTS**

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL

MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### **MOBILE SIGNAL/BROADBAND COVERAGE**

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### **PARKING**

The parking at the property is off street parking

### **PROPERTY CONSTRUCTION**

The property is standard construction

### **SEWERAGE**

THE PROPERTY IS MAINS CONNECTED

### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### **VIEWINGS**

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

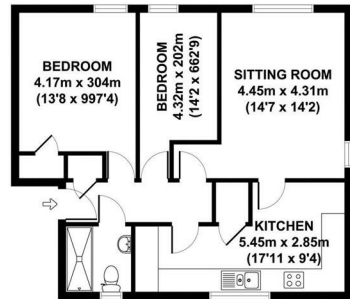


## NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

## WATER METER

There is/is not a water meter in the property



64 WEST HILL AVENUE CHAPEL ALLERTON, LS7 3RS

APPROX. GROSS INTERNAL FLOOR AREA 58 SQ M / 624 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

