

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



Lingdale Road North, Claughton

Open To Offers  
£165,000

You'll appreciate all the reasons we've started with the top floor to this fantastic duplex apartment once you've been to view, For this is almost like a two for one experience. A total elevated level penthouse like experience at the top; a life style condo', if you will; together with a more practical sensibly proportioned and traditionally designed three bed roomed accommodation below, at the lower level ,together with a kitchenette/utility and combined bathroom. For that, this does offer enormous versatility in terms of using just two of the three bedrooms, releasing one for second reception room, home study or guest suite use...Fair to say, though, that you probably want to live most of your days in your duplex, entertaining and playing Head Chef at the very top of this apartment - whilst enjoying the fab views over to the Liverpool Skyline. We leave you with a few lifestyle images too from when this pa ws occupied and thoroughly enjoyed...

For these views are spectacular - you can even see the larger cruise ships arrive /depart. But the whole experience of this fabulous floor offers much more than a view. It's hugely cool; given its top floor height, it's hugely naturally light too; especially given the deep floor to ceiling windows facing north and with a couple of Velux windows due south. It's also amazingly spacious. If you consider there is living space for couches etc, a breakfast bar comfortably for four around the granite work top/breakfast bar as well as room for a dining table for four too - and elbow room to spare

The kitchen is well appointed too. So integral and well designed we thought we'd photo a integral pull out pantry unit to show off just one of the useful fixtures within the kitchen. There is a Bosch dishwasher, fridge and separate freezer; a microwave and separate oven as well as a five ring black glass hob as well as a huge number of units and wide pan drawers too. All very impressive.





There's also a landing area for another piece of furniture, also well lit as you take the stairs to the lower level. Here the 'bedrooms' as we have classed them all, are generous sizes - even the smallest, not too small for a bed or study furniture. The utility room is extravagant, just for size alone

So altogether quite a find. A lot of accommodation with some extra special features. As we said, it's a life style...

#### Locator

Cloughton Village has its selection of shops whilst a bus service runs through the village direct to Liverpool. For sat nav: CH41 0DJ

#### Tenure

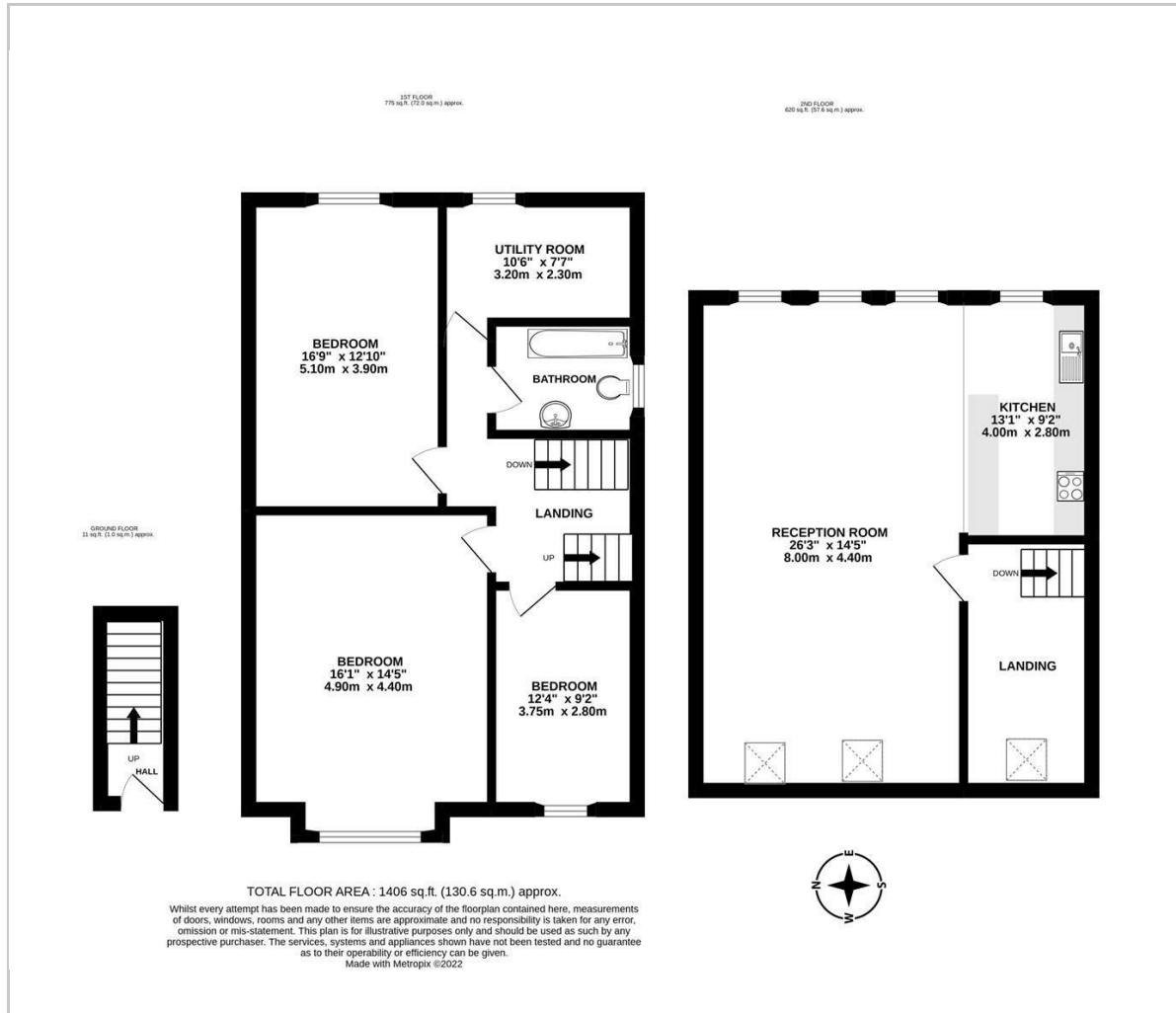
The duplex has a long lease assigned from 1991 of 999 years. The freehold is owned by the ground floor apartment with a ground rent payable of £40 per annum. Each resident is responsible for their own building insurance. Repairs costs are split 50/50. Please check the contents of the lease with your conveyancer prior to exchange of of contracts







## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**

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