



# Lancelyn Court, Spital

£150,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to your future home in the heart of Spital! This spacious first-floor flat is nestled in a highly sought-after residential area, providing a perfect blend of comfort and convenience. Imagine stepping into a welcoming hallway that leads you to an expansive open-plan lounge and dining room, ideal for entertaining or simply relaxing after a long day. Step out onto your private balcony for a breath of fresh air and a view of the communal gardens. The modern fitted kitchen is a culinary enthusiast's dream, offering ample space for all your cooking needs. The flat boasts two generously sized double bedrooms, each featuring built-in wardrobes, ensuring plenty of storage space. The stylish four-piece bathroom adds a touch of luxury with its contemporary design. Enjoy the benefits of uPVC double glazing and combi-fired gas central heating, providing you with a warm and energy-efficient living space year-round. The location is unbeatable, with local shops, schools, and excellent transport links just a short stroll away. Experience the charm and convenience of living in Spital with this delightful and spacious first-floor flat. With no onward chain, this beautiful flat is ready and waiting for you. Council tax band B. Leasehold.



#### **Hallway**

23'0" (7.01m) Max x 6'3" (1.91m) Max

#### **Lounge Dining Room**

21'0" (6.4m) Max x 13'3" (4.04m) Max

#### **Kitchen**

11'6" (3.51m) x 8'6" (2.59m)

#### **Bedroom One**

15'5" (4.7m) x 9'8" (2.95m)

#### **Bedroom Two**

11'2" (3.4m) Max x 11'4" (3.45m) Max

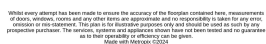
#### **Bathroom**

7'11" (2.41m) x 7'5" (2.26m)









Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.