



# Lancelyn Court, Spital

£850 PCM



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this spacious and fully refurbished first floor apartment, available to rent and ready for you to move straight in! Stylishly updated throughout, the property features brand new flooring, uPVC double glazing, and efficient combi-fired gas central heating for comfort in every season. Step inside to a welcoming hallway with a deep built-in storage cupboard—perfect for keeping things tidy and organised. The bright lounge-dining room is a lovely place to relax, complete with a charming fireplace and a door that opens onto a small private balcony, ideal for a quiet morning coffee or an evening wind-down. The modern fitted kitchen comes equipped with an oven and four-ring gas hob, making mealtimes a breeze. There are two well-proportioned double bedrooms, with the main bedroom boasting stylish fitted wardrobes. The sleek three-piece shower room is both practical and luxurious, featuring contemporary fixtures and cosy underfloor heating. Outside, enjoy access to the delightful communal gardens at the rear—a peaceful green space to unwind. Situated in the ever-popular residential area of Spital, you're within walking distance of local shops, Spital train station, and plenty of bus routes. The M53 motorway is just a couple of minutes' drive away, offering quick links to Liverpool and Chester. This beautiful apartment ticks all the boxes for comfort, convenience, and location—don't miss out! Council tax band B. EPC rating tbc



#### **Hallway**

23'1" (7.04m) x 6'2" (1.88m) Max

#### **Lounge Dining Room**

21'2" (6.45m) Max x 13'4" (4.06m) Max

#### **Kitchen**

11'6" (3.51m) x 8'5" (2.57m)

#### **Bedroom One**

15'5" (4.7m) x 9'7" (2.92m)

#### **Bedroom Two**

11'6" (3.51m) x 11'4" (3.45m)

#### **Bathroom**

7'9" (2.36m) x 7'4" (2.24m)











GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.  
These dimensions are for information only and are not intended to be used as a basis for any legal proceedings. The dimensions are given as an approximate guide only and are not intended to be used as a basis for any legal proceedings. The dimensions are given as an approximate guide only and are not intended to be used as a basis for any legal proceedings.

### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

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.