



# Lancelyn Court, Spital

£130,000



**LESLEY HOOKS**  
ESTATE AGENTS





This delightful first-floor apartment offers a welcoming and practical layout, perfect for comfortable living. Upon entering, you are greeted by a hallway with a handy storage cupboard, ideal for keeping your home organised. The spacious lounge flows seamlessly into the dining area, providing access to a small balcony.

The functional kitchen offers everything you need for everyday meal preparation, while two generously sized double bedrooms provide plenty of space to relax and unwind. Completing the accommodation is a stylish shower room, designed with modern finishes. Outside, the well maintained communal gardens offer a peaceful, green space to enjoy, adding to the apartment's charm. Offered for sale with no onward chain, this lovely home is an excellent choice for anyone looking to move in without delay. Ideally situated in the popular residential area of Spital, the property is within a couple of minutes walk to local shops on Spital crossroads. Rail and bus routes are a five minute walk away. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. Council tax band B. Leasehold subject to a monthly service charge of £144.66 and there are 132 years left on the lease.

#### **Hallway**

6'3" (1.91m) x 23'1" (7.04m)

#### **Lounge/Dining Room**

20'11" (6.38m) Max x 13'4" (4.06m) Max

#### **Kitchen**

8'5" (2.57m) x 11'7" (3.53m)

#### **Bedroom One**

11'3" (3.43m) x 11'4" (3.45m)

#### **Bedroom Two**

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

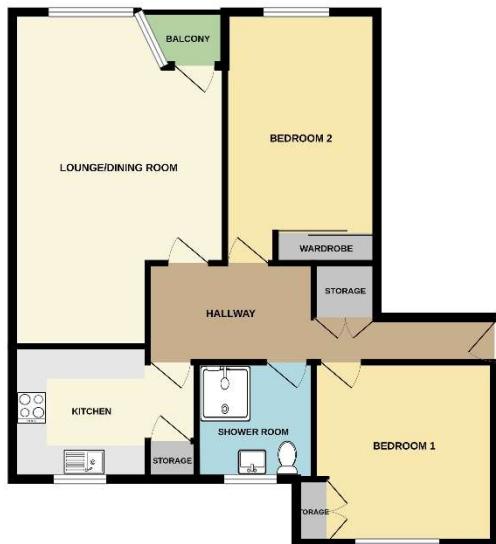
#### **Shower Room**

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





GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



### Contact Us:

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TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
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