



# 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**

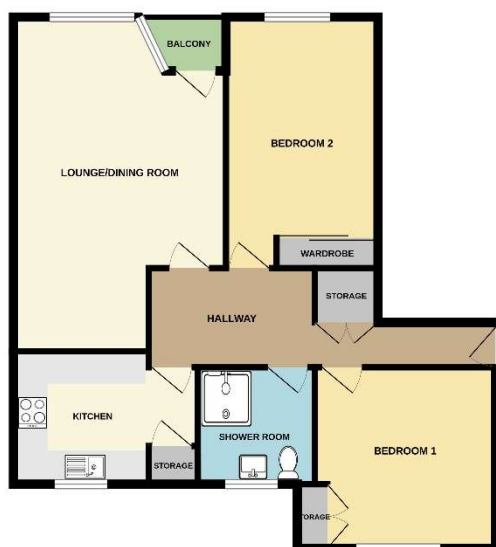
7'4" (2.24m) x 7'4" (2.24m)











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

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.